BOOK 10335 PG 223

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Thomas C. Craven and Helen S. Craven
1223 McAlpine Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 61-16
PARCEL 358

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tammy M. Matthews, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas C. Craven and wife, Helen S. Craven , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2, on the Plan of Kennedy and Graves Subdivision, a resubdivision of part of Lots 40 and 42, of record in Plat Book 5210, Page 193, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and according to a survey made by Ragan-Smith and Associates, Inc. dated June 1, 1979.

Being the same property conveyed to Tammy Parker, by deed from Fred Hoffman, unmarried of record in Book 9133, Page 73, and by Deed of Correction of record in Book 9569, Page 709, Register's Office for Davidson County, Tennessee. Tammy Parker subsequently married Douglas Ray Matthews, Jr. and by Ante-Nuptial Agreement dated February 23, 1995, each agreed to retain sole ownership and control of all "presently owned property" and not assert any claim against each others "presently owned property".

This is the same description as in previous deed of record.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

Tammy Parker and Tammy M. Matthews is one and the same person.

This is improved property known as 1304 McAlpine Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas C. Craven and wife, Helen S. Craven, their heirs and assigns, forever; and I, Tammy M. Matthews, do covenant with the said Grantees that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of January, 1997.

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Tammy M Matthews
Tammy M. Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tammy M. Matthews, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of January, 1997.

Jean M. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

Thomas Cheuvront
AFFIANT

Subscribed and sworn to before me this 31st day of January, 1997.

Jean M. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

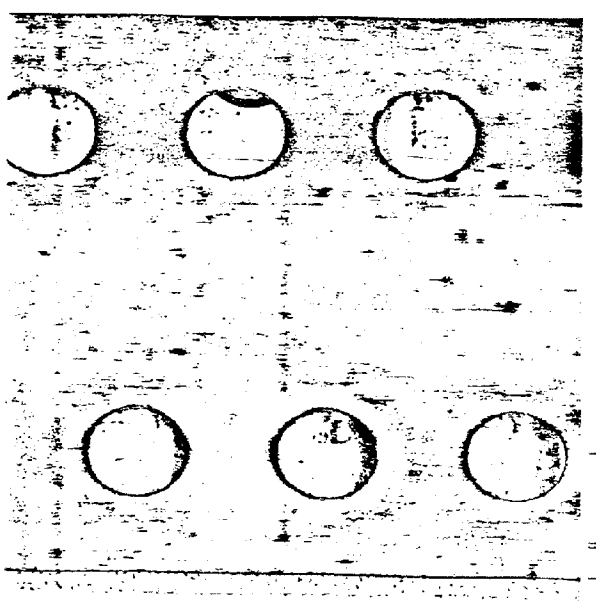
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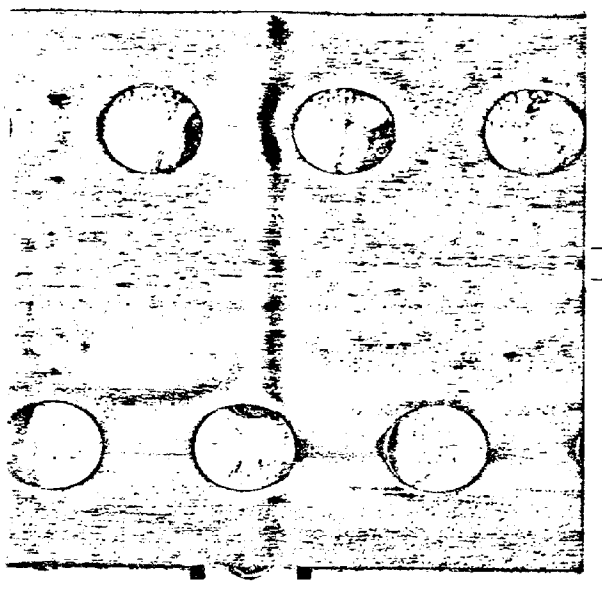
02608819

IDENTIFICATION REFERENCE

97 JAN 31 PM 1:48

FELIX Z. BASKERVILLE REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 70000.00	
			CON TX 259.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 268.00	
			CHECK 268.00	
01/31/97	01		13:50 0001 9834	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268819

IDENTIF. # REFERENCE

97 JAN 31 PM 1:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112291