FORM NO WD-1

FILE NO. 35324
FILE BOX "7"

BOOK 10368 PG 119

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 19 97

Notary Public

MY COMMISSION EXPIRES 7-25-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS MATTHEWS	S A M E	72-6-150
(NAME)	(NAME)	
1073 Zophi Street		15DA 5430
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE ESTATE OF ROBBIE LEE HUDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS MATTHEWS

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:

LAND in Davidson County, Tennessee, being the west 50 feet of Lot No. 8 on the Map of E. J. Childer's Subdivision of the J. H. Ambrose Tract, of record in Book 332, page 134, Register's Office for said County.

SAID part of Lot No. 8 fronts 50 feet on the north side of Thomas Street, as widened, and runs back between parallel lines 177 feet to an alley.

BEING the same property conveyed to Robbie L. Hudson by Warranty Deed from Clyde M., Hudson and wife, Robbie L. Hudson of record in Book 4164, page 334, Register's Office for Davidson County, Tennessee. Robbie L. Hudson is deceased. Her Will in Case No. 96P-1844 (Estate of Robbie Lee Hudson) appoints Anthony Pendergrass as Executor and gives him authority to sell property.

This is (unimproved / X improved) property, known as 1009 Thomas Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate title and interest thereto belonging to the said GRANTEES their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of March, 19 97

ESTATE OF ROBBIE LEE HUDSON

By: X Anthony Pendergrass, Exec.
ANTHONY PENDERGRASS, Executor

STATE OF TENNESSEE }
Davidson County }

BOOK 10368 PG 120

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared ANTHONY PENDERGRASS

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Robbie Lee Hudson, deceased, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of March, 19 97.

Commission Expires 7/25/98 _____Notary Public

0278675

IDENTIFICATION REFERENCE

97 MAR -4 PM 1:59

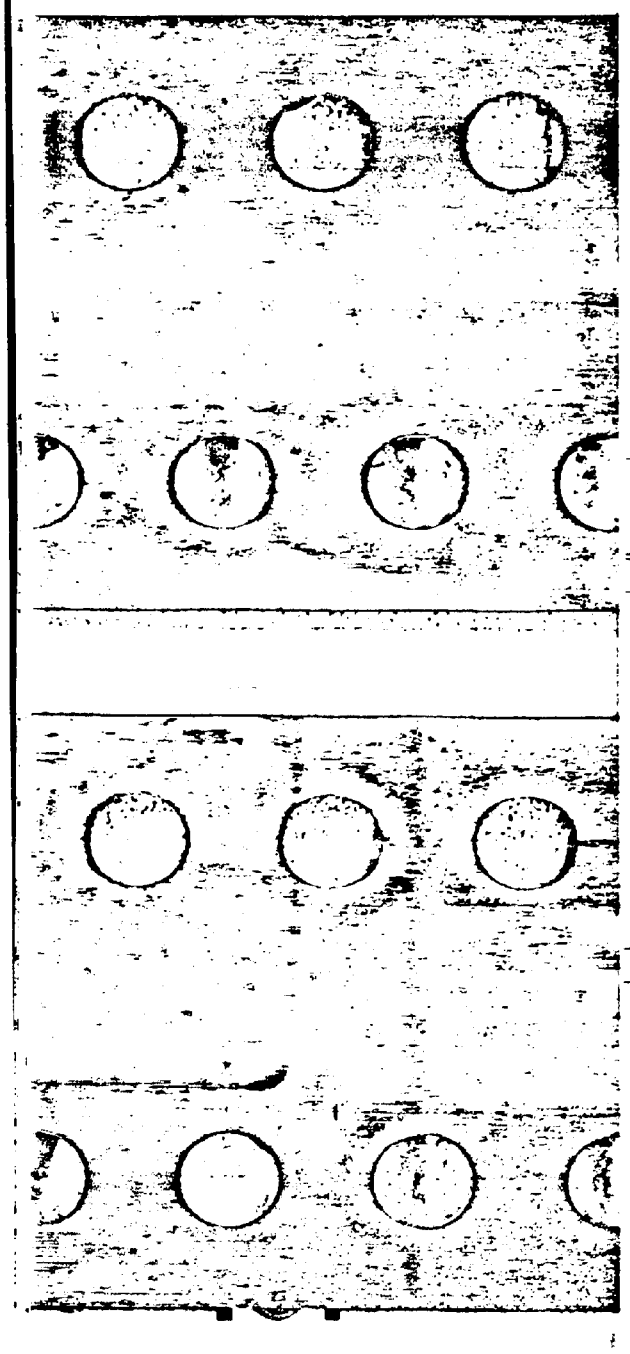
FELIX Z. BELCHER REGISTER
DAVIDSON COUNTY, TN.

2452 03/04 0101 03CHECK 101.50

WARRANTY DEED

FROM

TO



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 121

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
TOTAL	101.50
CHECK	101.50

03/04/97 01 14:04 0001 2452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278675
IDENTIF. & REFERENCE

97 MAR -4 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122844