BOOK 10402 PG 764

13 Box 4/4

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $290,000.00 x Stephen S. Mathews, Jr. **AFFIANT** Subscribed and sworn to before me, this 31st day of March 1997. Notary Public My Commission Expires: 4/3/99

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Stephen S. Mathews, Jr.
118 Pembroke Ave. SAME 130-2-74
Nashville , TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENDY WARBURTON, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEPHEN S. MATHEWS, JR.** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendy Warburton by deed from Donald Latture and wife, Betty Latture of record in Book 9332, page 307, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record.

This property is conveyed subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easements for sanitary sewers and/or storm drainage of record in Book 5408, page 79, Register's Office for said County.

This is improved property known as 118 Pembroke Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 our hands this 31st day of March, 1997.

Wendy Warburton
Wendy Warburton

By: Susan G. Brown, Atty.-in-fact
Susan G. Brown, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN G. BROWN** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is **ATTORNEY-IN-FACT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March , 1997.

J. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/27/99

4683 04/02 0101 03CHECK 1082.00

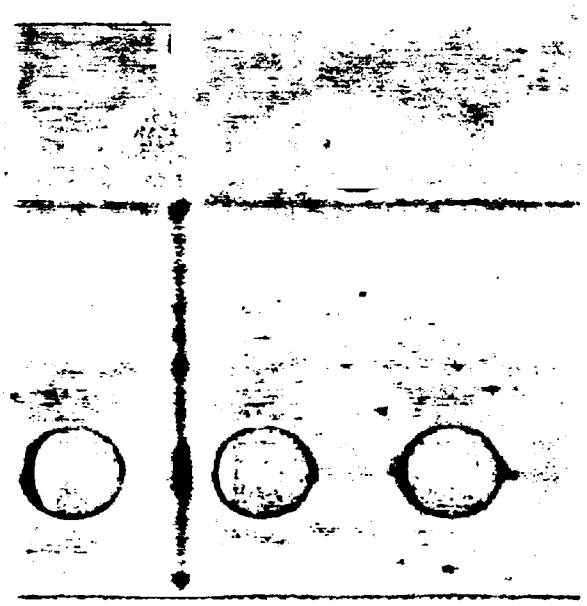
0290158

IDENTIFICATION REFERENCE

97 APR -2 PM 3:25

REGISTER
DAVIDSON COUNTY, TN.

0068985.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

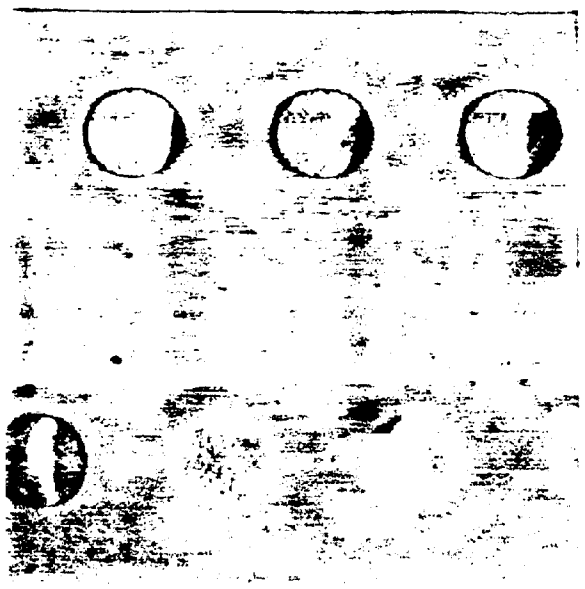
RECEIVED OF _____

FOR _____

BOOK 10402 PG 766

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
				290000.00
			CON TX	1073.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1082.00
			CHECK	1082.00
04/02/97	01		15:31 0001	4683



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290158

IDENTIF. ↑ REFERENCE

97 APR -2 PM 3:25

REGISTER
DAVIDSON COUNTY, TN.

No.1134940