This instrument was prepared by,
Please return to:
American Escrow Company, P. O. Box 1733,
Hendersonville, TN 37077

BOOK 1040 PG 948

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Sandy M. Matlock	Franklin American Mtg Co	4D 44280
1011 Clarke Street	214 Overlook Ct #150	44-15-341
Old Hickory, TN 37138		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Sandy M. Matlock
Affiant

Subscribed and sworn to before me, this the 4th day of April, 1997.

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Notary Public K. J. Shelton

My Commission Expires: ~~10/7/98~~ 09/25/99

FOR and in consideration of the sum of TEN & 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, We,

HAROLD C. GLOVER, unmarried, and MARY G. DOSS, unmarried, being all of the heirs at law of EMMA D. GLOVER, deceased, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

SANDY M. MATLOCK and husband, MICHAEL A. MATLOCK, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Sumner County, Tennessee, described as follows; TO WIT:

LAND Davidson County, Tennessee, being Lot No. 53 on the Plan of Village of Old Hickory, Section "B", of record in Plat Book 1424, Page 67, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete description of said Lot.

SUBJECT to and/or reserving one (1) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan which is made a part of this description by reference thereto.

BEING the same property conveyed to Eugene M. Glover and wife, Emma D. Glover by deed of record in Book 1915, Page 410, Register's Office for Davidson County, Tennessee. Eugene M. Glover died on 03/11/59 in Davidson County, Tennessee. Emma D. Glover died intestate on 12/30/80 in Davidson County, Tennessee, being survived by Harold C. Glover and Mary G. Doss who are her sole issue and sole heirs at law.

REFERENCE is hereby made to the Specific Durable Power of Attorney of Mary G. Doss which instrument is being recorded simultaneously herewith. The Affidavit of Attorney-in-Fact is hereby added hereto and made a part hereof.

Below line for Register's use

02291966

IDENTIFICATION

97 APR -7 PM 2:59

DAVIDSON COUNTY, TN

6710 04/07 0101 03CHECK 309.00

THIS conveyance is subject to all restrictions and easements of record.

This is improved Property known as: 1011 Clarke Street, Old Hickory, TN 37138.

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 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.

BOOK 1040 PAGE 949

WITNESS our hands this the 3 day of April, 1997.

Harold C. Glover

Mary G. Doss
By: Harold C. Glover,
her Attorney-in-Fact

STATE OF SOUTH CAROLINA
COUNTY OF Colleton

Personally appeared before me, Harold C. Glover, the bargainor, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, and who acknowledged the he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal, at office, this the 3 day of April, 1997.

Frances J. Hutto
Notary Public

My Commission Expires: 5/26/02

STATE OF SOUTH CAROLINA
COUNTY OF Colleton

Personally appeared before me, Harold C. Glover, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, in his capacity as Attorney-in-Fact by and for Mary G. Doss, the bargainor, and who acknowledged the he executed the within instrument as the free act and deed of his principal for the purposes therein contained.

Witness my hand and official seal, at office, this the 3 day of April, 1997.

Frances J. Hutto
Notary Public

My Commission Expires: 5/26/02

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

Mary G. Doss

BOOK 10408 PG 950

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Colleton

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 3rd day of April, 1997.

Harold C. Glover
Harold C. Glover

SWORN to and subscribed before me, this the 3rd day of April 1997.

Notary Public

My Commission Expires: 5/26/02

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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



RECEIVED OF _____

FOR _____

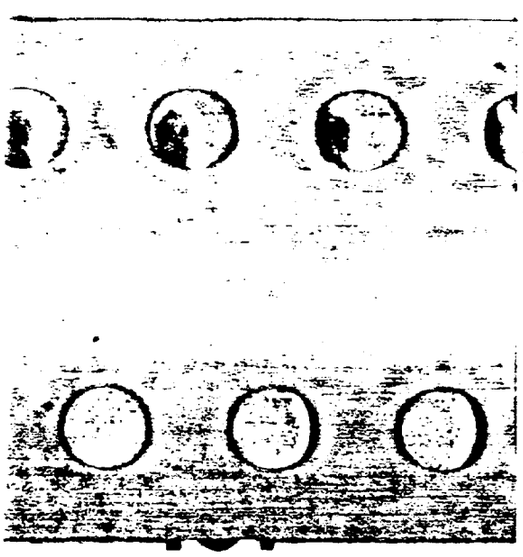
BOOK 10408 PG 951

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00
04/07/97 01 15:01 0001 6710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0291966
IDENTIF. # REFERENCE

97 APR -7 PM 2:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1136942