FILE NO. 35686

FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 97

Notary Public

MY COMMISSION EXPIRES 1/25/98
(AFFIX SEAL)

BOOK 10497 PG 330

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
VAN B. MATTHEWS et ux (NAME)	S A M E (NAME)	MAP 162-7
4973 Shihmen Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 77
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5DU-55123

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 I, JUANITA W. BRAGG, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VAN B. MATTHEWS and wife, VIVIAN 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 Lot No. 208 on the Plan of Antioch Park, Section 3, as of record in Book 4460, Page 25, Register's Office for said County.

BEGINNING at a point on the northerly margin of Shihmen Drive, said point being the common corners between Lots 208 and 209; thence with line between said lots in a northwesterly direction 111.6 feet to a point, said point being the southerly margin of Lot No. 207; thence with same in an easterly direction 135.0 feet to a point in the westerly margin of Penny Brink Drive; thence with same in a southerly direction 92.56 feet to the beginning of a curve; thence around said curve to the right 37.05 feet to a point in the northerly margin of Shihmen Drive; thence with same 99.03 feet to the point of beginning.

BEING the same property conveyed to Thomas Woodrow Bragg and wife, Juanita W. Bragg by deed from Edward E. Tate and wife, Rita L. Tate of record in Book 6845, Page 70, Register's Office for Davidson County, Tennessee. The said Thomas Woodrow Bragg having since died.

This is unimproved ( ) improved (X) property, known as 4973 Shihmen Drive, Antioch, Tennessee 37013
(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 13th day of June, 19 97

Juanita W. Bragg by Jerry Drake Atty-in-fact

JUANITA W. BRAGG

STATE OF TENNESSEE }
Davidson County }

BOOK 10497 PG 331

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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

97 JUN 18 PM 2:41

FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0317391

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

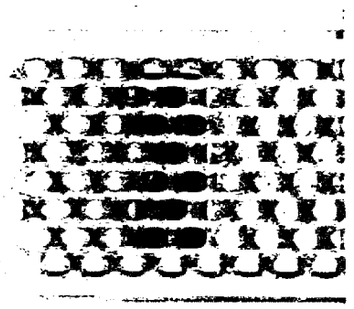
4706 06/18 0101 03CHECK 280.95

On this the 13th day of June, 1997, before me personally appeared JERRY DRAKE to be known to be the person who executed the foregoing instrument in behalf of JUANITA W. BRAGG as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said JUANITA W. BRAGG, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of June, 1997.

NOTARY PUBLIC

My Commission Expires: 7/25/98



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

RECEIVED OF _____

FOR _____

BOOK 10497 PG 332

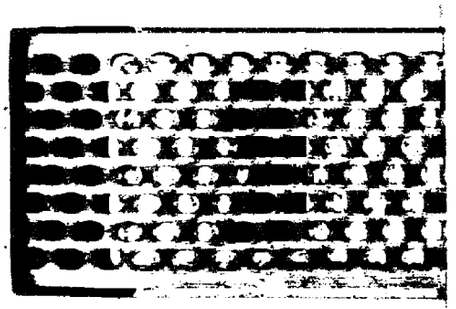
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 73500.00
CON TX 271.95
PRFEE 1.00
WDEED 8.00
TOTAL 280.95
CHECK 280.95

06/18/97 01 14:43 0001 4706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0317391
IDENTIF. ↑ REFERENCE

97 JUN 18 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1164776