40A

This Instrument Prepared by M. Cosgrove
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

BOOK 10570 PG. 68

EENT-00017

WARRANTY DEED

THIS INDENTURE, made this 8th day of August, A.D., 19 97, between EDWIN E. HENLEBEN and MARIA P. HENLEBEN, husband and wife

Tennessee, First Parties, and

MATTHEW T. CARDEN AND WIFE, KERRY J. CARDEN

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($ 10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 292 on the plan of West Meade Farms Inc., Section L, of record in Book 2133, page 53, Register's Office for said County.

Said Lot No. 292 fronts 102.0 feet on the westerly margin of Brook Hollow Road and extends back 317.2 feet on the northerly line and 340.5 feet on the southerly line to a deed line in the rear, measuring 168.3 feet thereon.

BEING the same premises which Robert C. and Ilene R. Andrews, by Deed dated October 29, 1991 and recorded in Davidson County, Tennessee in Deed Book Volume 8474, Page 755, granted and conveyed unto Edwin E. Helenben and Maria P. Henleben, husband and wife, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

7203 08/15 0101 03CHECK 975.00

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Edwin E. Henleben (L.S.)
Edwin E. Henleben

_____(L.S.) Maria P. Henleben (L.S.)
Maria P. Henleben

STATE OF MISSOURI Rdc
~~STATE OF TENNESSEE~~ }
COUNTY OF ST. LOUIS CO }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **EDWIN E. HENLEBEN and MARIA P. HENLEBEN, husband and wife,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in ST. LOUIS Co County, this 28th day of July 19 97

Ruth Ann Cioci
Notary Public RUTH ANN CIOCI

My Commission expires 3/25/00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Matthew T. Carden and wife, Kerry J. Carden
ADDRESS 603 Brook Hollow Road
Nashville, Tennessee 37205

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
New Owner
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 260,000.00. Affiant _____.

Subscribed and sworn to before me this 8th day of August 19 97.

My Commission Expires: 1/30/2001

Notary Public _____

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

EXHIBIT 'A'

BOOK 10570 PG. 70

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 115-11, PARCEL 63, 1996 REAL PROPERTY TAXES ARE PAID IN TH AMOUNT OF 1577.25).

2. All matters as set forth on the Plan of record in Plat Book 2133, page 53, said Register's Office, which plan includes a 100-foot minimum building setback line from Brook Hollow Road and a 20-foot public utility and drainage easement along the back lot line.

3. Restrictive Covenants recorded in Deed Book 2151, Page 139, Register's Office for DAVIDSON County, Tennessee.

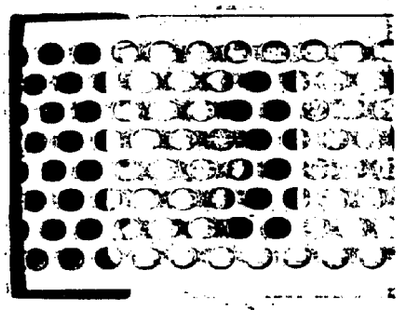
0337872
IDENTIF. ↑ REFERENCE
97 AUG 15 PM 12:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

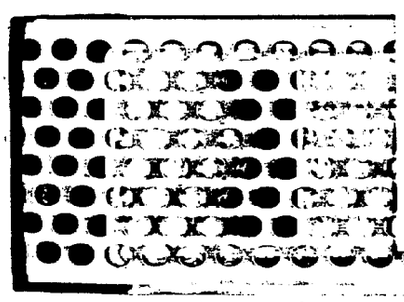
FOR _____

BOOK 10570 PG. 71

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	CAMI	TOTAL PAID
					260000.00
				CON TX	962.00
				PRFEE	1.00
				WDEED	12.00
				TOTAL	975.00
				CHECK	975.00
08/15/97	01		12:20	0001	7203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03378 72

IDENTIF. # REFERENCE

97 AUG 15 PM 12: 19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1186765