60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10631 PG 693

ADDRESS NEW OWNER:
Eugenia S. Berman
3341 Oak Trees Ct.
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
214 Overlook Court, Suite 150
Brentwood, TN 37027

MAP **150-7**
GROUP
PARCEL **525**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Teresa J. Mathewson, a single person** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Eugenia S. Berman, a single person**, hereinafter called the "GRANTEE", her 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. 25-A of the Zone Lot Division of Lots 25, 26 and 29, Lakeshore Woods Subdivision, Section 3, of record in Plat Book 5200, page 621, amended in Plat Book 6250, page 749, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Teresa J. Mathewson, a single person by deed from Robert E. Lair, unmarried dated , of record in Book 10019, page 274, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 3341 Oak Trees Ct., Antioch, Tennessee 37013.

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", her heirs and assigns, forever, and, GRANTOR does 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, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 30th day of September, 1997.

Teresa J. Mathewson

Teresa J. Mathewson

BOOK 10631 PG 694

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Teresa J. Mathewson, a single person**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 1997.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $72,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 1997.

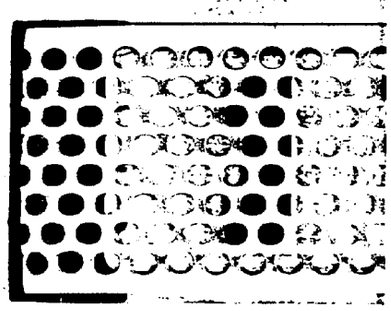
Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

0354950
IDENTIF. + REFERENCE

97 OCT -2 PM 2:54
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

5509 10/02 0101 03CHECK 277.25



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

RECEIVED OF _____

FOR _____

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

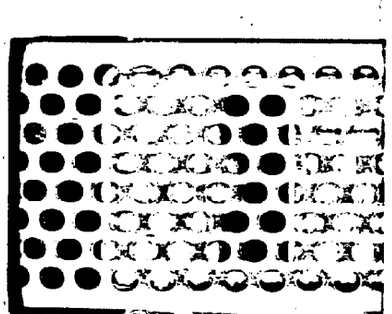
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

BOOK 10631 PG 695

CAMT	72500.00
CON TX	268.25
PRFEE	1.00
WDEED	8.00
TOTAL	277.25
CHECK	277.25

10/02/97 01 14:54 0001 5509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0354950
IDENTIF. ↑ REFERENCE

97 OCT -2 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1204858