BOOK 10684 PG 686

Box 77

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Pamela H. McPeake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 19 97

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

CAROLYN ADAMS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KYLE D. MATTHEWS (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 161-06
5163 ASHLEY DRIVE (ADDRESS)	201 4TH AVENUE NORTH (ADDRESS)	PARCEL
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP)	50

FOR AND 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, JERRY M. McPEAKE, by and through PAMELA H. McPEAKE, Attorney in Fact, and wife, PAMELA H. McPEAKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KYLE D. MATTHEWS AND WIFE, SUSAN F. 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. 102 on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to JERRY M. McPEAKE and wife, PAMELA H. McPEAKE by Deed of record in Book 9095, page 253, Register's Office for Davidson County, Tennessee.

PAMELA H. McPEAKE executes this instrument as Attorney in Fact for JERRY M. McPEAKE pursuant to Power of Attorney recorded simultaneously herewith.

0369960
IDENTIF. # REFERENCE

97 NOV 14 PM 2:07
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

1836 11/14 0101 03CHECK 515.90

unimproved ( )
This is improved (X) property, known as 5163 ASHLEY DRIVE, NASHVILLE, TN 37211
(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 our hand s this 13th day of November 19 97

Jerry M. McPeake
JERRY M. McPEAKE

Pamela H. McPeake
PAMELA H. McPEAKE

BY: Pamela H. McPeake
PAMELA H. McPEAKE, 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, the within named PAMELA H. McPEAKE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 13th day of November 19 97.

Commission expires 9/23/00

Carolyn Adams
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, PAMELA H. McPEAKE, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for JERRY M. McPEAKE, and is authorized by JERRY M. McPEAKE, to execute this instrument on his behalf.

Witness my hand and official seal this the 13 day of November, 1997.

Carolyn Adams
NOTARY PUBLIC

My commission expires: 9/23/00

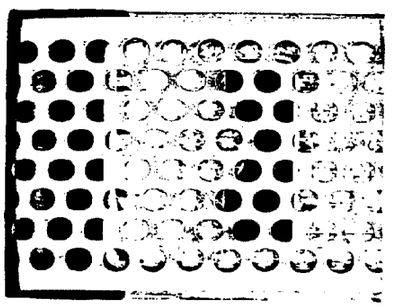
CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10684 PG 687

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 137000.00

CON TX 506.90

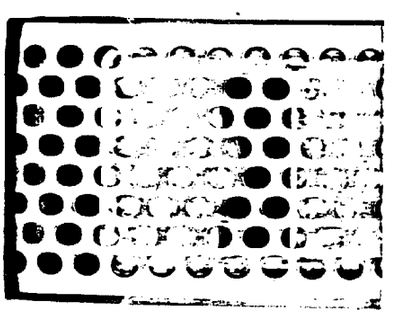
PRFEE 1.00

WDEED 8.00

TOTAL 515.90

CHECK 515.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/14/97 01 14:09 0001 1836



0369960 IDENTIF. & REFERENCE

97 NOV 14 PM 2:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1220998