BOOK 10734 PG 31

10734 - 31

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

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

Notary Public

My Commission Expires SEPT. 23, 2000

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard A. Mathews (NAME)	Guaranty Trust Company (NAME)	MAP 87-2
4613 Raccoon Trail (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 34.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	

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, Scott Perry and wife, Carla A. Perry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard A. Mathews and wife, Sara B. Mathews

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. 43 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott Perry and wife, Carla A. Perry by deed from Centex Real Estate Corporation of record in Book 8277, page 704, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7557, page 377, Book 7567, page 103, Book 7934, Page 796, Book 7664, page 465 and Book 7688, page 808, said Register's Office.

97 DEC 29 AM 8:16

ELAINE ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0303607

unimproved ( )
This is improved (X) property, known as 4613 Raccoon Trail, Hermitage, Tennessee 37076
(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 our hand s this 19th day of December 19 97

Scott Perry

Carla A. Perry

BOOK 10734 PG 32

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 Scott Perry and wife, Carla A. Perry

the bargainor s, 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 Goodlettsville, Tennessee, this 19th day of December 19 97.

Commission expires _____

Notary Public

STEVEN G. WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 23, 200

STATE OF TENNESSEE
COUNTY OF

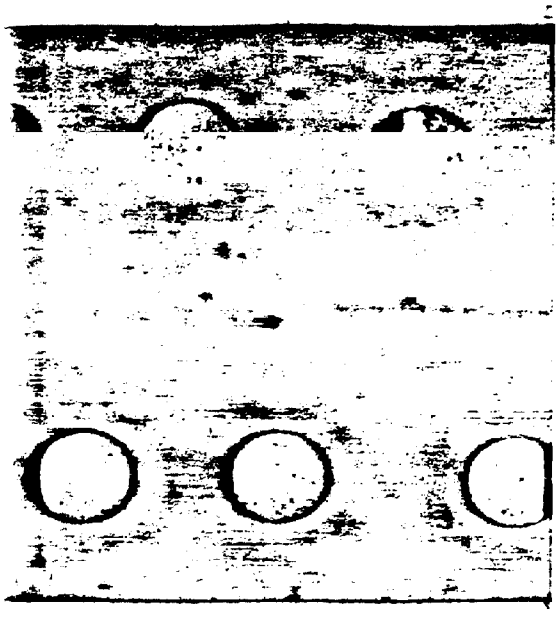
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

4986 12/29 0101 03CHECK
601.00



OFFICIAL RECEIPT

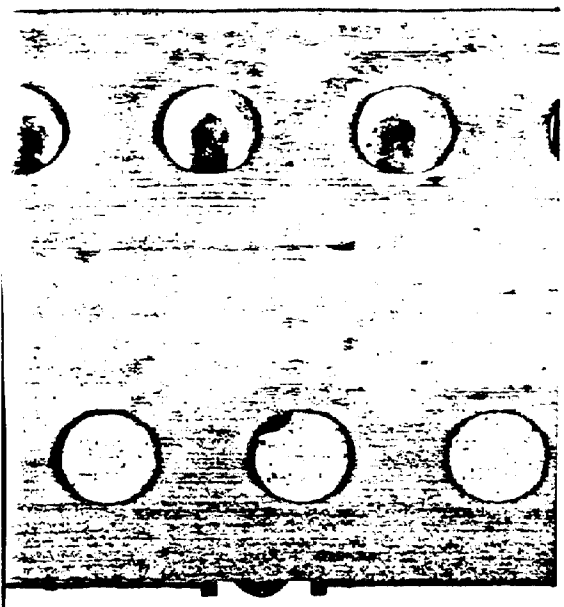
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10734 PG 33

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



CONS	160000.00
CONTR	592.00
PFEE	1.00
WDEED	8.00
TOTAL	601.00
CHECK	601.00

12/29/97 01 08:15 0001 4989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0383607
IDENTIFICATION REFERENCE

97 DEC 29 AM 8:16

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

No. 1235701