BOOK 10801 PG 526

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,524.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 98

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 23, 2000 (AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lywannis Michelle Willis (NAME)	Roy L. Matlock, Sr. (NAME)	071-16-0 059.00
1407 Rosedale Avenue (ADDRESS)	4928 Franklin Road (ADDRESS)	12DA 43878
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37220 (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, Roy L. Matlock, Sr. and wife, Martha H. Matlock, Trustees, U/A/D DEC 28 1993

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lywannis Michelle Willis, unmarried

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:

Being part of Lot No. 5 on the Williams and Hays Belle View Plan as of record in Book 332, page 51, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by John M. Sullivan Civil Engineer dated November 21, 1957, as follows:

Beginning at a point in the easterly margin of Rosedale Avenue said point being 180 feet northerly from the northeasterly corner of the intersection of Rosedale Avenue and Crockett Street; thence northerly with the easterly margin of Rosedale Avenue 60 feet to a point; thence South 80 deg. 45' East 150.27 feet to a point; thence South 10 deg. 51' West 56.6 feet to a point; thence North 82 deg. 03' West 150 feet to a point in the easterly margin of Rosedale Avenue, the point of beginning.

Being the same property conveyed to Roy L. Matlock, Sr. and wife, Martha H. Matlock by deed from Homer C. Hunter and wife, Carol D. Hunter and Jimmy L. Midgett and wife Carolyn R. Midgett, of record in Book 7681, page 138, Register's Office, Davidson County, Tennessee. Roy L. Matalock, Sr. and wife, Martha H. Matlock subsequently conveyed the subject property to Roy L. Matlock, Sr. and wife, Martha H. Matlock, Trustees, U/A/D DEC 28 1993 by Quitclaim Deed of record in Book 9205, page 413, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

Subject to easements of record in Book 4007, page 272 and in Book 4179, page 666, said Register's Office.

5490 02/20 0101 030NEOK 255.14

unimproved ( )
This is improved (X) property, known as 1407 Rosedale Avenue, Nashville, Tennessee 37207
(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 17th day of February 19 98

Roy L. Matlock, Sr. Trustee
Roy L. Matlock, Sr.

Martha H. Matlock Trustee
Martha H. Matlock

BOOK 10801 PG 527

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 Roy L. Matlock, Sr. and wife, Martha H. Matlock, Trustees

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 17th day of February, 19 98.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires SEPT. 23, 2000

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_____.

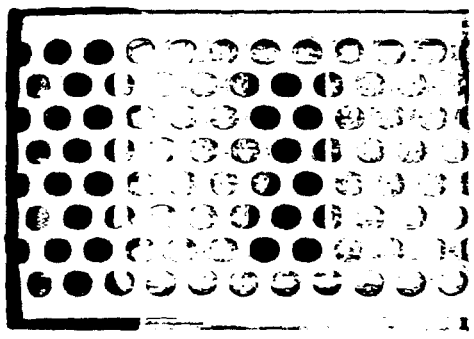
My commission expires _____

_____
Notary Public

0402647

RECEIVED FOR REFERENCE

98 FEB 20 AM 8:30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

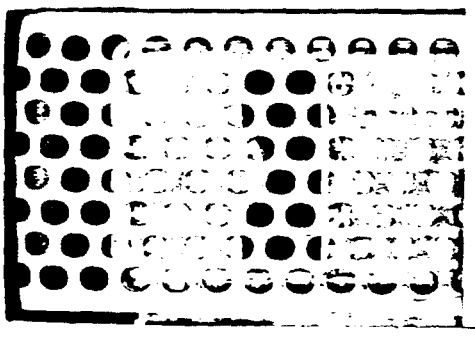
BOOK 10801 PG 528

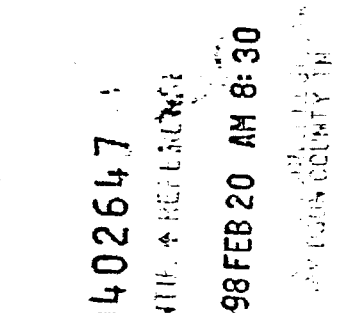
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT 6524.00
CON TX 246.14
PRFEE 1.00
MPEED 8.00
TOTAL 255.14
CHECK 255.14
02/20/98 01 08:28 0001 5490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





No. 1255988