BOOK 10870 PG 692

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 31st DAY OF March 19 98
Notary Public
MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

KAREN L. TRUST NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-2096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa L. Matthews (NAME)	Norwest Mortgage, Inc. (NAME)	91-15-77
5311 Nevada Avenue (ADDRESS)	Box 5137 (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Des Moines, IA 50306 (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, Timothy Murray Hildebrandt and Deborah C. Hildebrandt, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa L. 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, described as follows: BEGINNING at the south margin of Nevada Avenue, the northeast corner of Horace Berry property; thence with Horace Berry's line, South 320 feet to an iron pin, the southwest corner of Horace Berry's property, and the southeast corner of this tract; thence West 50 feet to an iron pin, the southeast corner of this tract; thence North 320 feet to an iron pin in the margin of Nevada Avenue; thence East with the south margin of Nevada Avenue, 50 feet to the point of beginning, according to survey by John B. Kohl, III, RLS Tennessee No. 100, 400 7th Avenue South, Nashville, Tennessee 37203 dated September 29, 1994.

Being that same property conveyed to Timothy Murray Hildebrandt and Deborah Caudle McLendon by deed from Horace Alton Berry and wife, Josephine B. Berry of record in Book 9492, Page 12, said Register's Office.

Upon oath, Deborah C. Hildebrandt warrants, covenants and certifies that she is one and the same person as Deborah Caudle McLendon.

This conveyance is made subject to current years taxes, not yet due and payable.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR -3 AM 9:49
IDENTIF. + REFERENCE
04210 36

unimproved ( )
This is improved (X) property, known as 5311 Nevada Avenue, Nashville, Tennessee 37209
(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 31st day of March 19 98

Timothy Murray Hildebrandt

Deborah C. Hildebrandt

STATE OF TENNESSEE

BOOK 10870 PG 693

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Murray Hildebrandt and Deborah C. Hildebrandt, husband and wife

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the above instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 19 98.

My commission expires 10/1/99

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

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

STATE OF TENNESSEE

COUNTY OF

On this, day of , 19 , personally appeared before me, , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this day of , 19

My commission expires

Notary Public

5215 04/03 0101 03CHEC

$05.00

BOOK 10870 PG 694

WARRANTY DEED

FROM

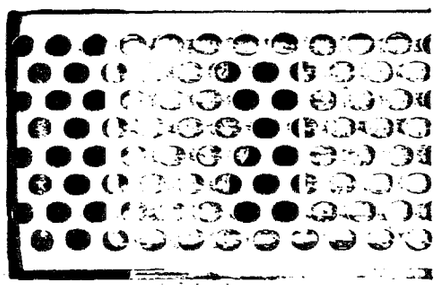
Timothy Murray Hildebrandt and Deborah C. Hildebrandt, husband and wife

TO

Melissa L. Matthews

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027



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

RECEIVED OF _____

FOR _____

BOOK 10870 PG 695

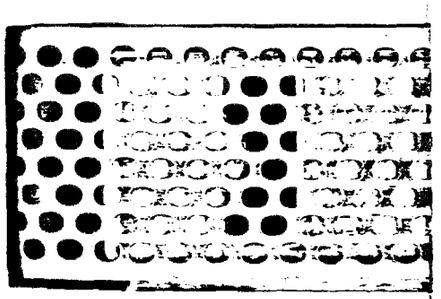
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
160000.00
CON TA 592.00
PRFEE 1.00
MISED 12.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/98 01 09:51 0001 5215



0421036
IDENTIF. ↑ REFERENCE

98 APR -3 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275467