BOOK 10917 PG 57

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Douglas Ray Matthews and wife,
Shirley L. Matthews
248 Largo Drive
Nashville, TN 37211

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
134 - 13 - 214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DEBRA C. BYRD (formerly DEBRA C. HAYES) and husband, PAUL BYRD, hereinafter called GRANTORS, have this day bargained and sold and by these presents do transfer and convey to DOUGLAS RAY MATTHEWS and wife, SHIRLEY L. MATTHEWS, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 373 on the plan of Hillbrook, Section 6, of record in Plan Book 4175, Page 7, Register's Office for said County.

Said Lot No. 373 fronts 72.68 feet on the northerly margin of Largo Drive and extends back 77.4 feet on the easterly line and 115 feet on the westerly line to a dead line, which is a broken line, in the rear, measuring 90.24 feet thereon.

Being the same property conveyed to Debra C. Hayes, an unmarried woman, by deed of record in Book 9972, Page 301, Register's Office for Davidson County, Tennessee. Debra C. Hayes and Debra C. Byrd being one and the same person. Paul Byrd, husband of Debra C. Byrd, joins in this conveyance for the purpose of conveying all his marital right, title and interest, including but not limited to homestead and right to take elective share.

Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 30 day of April, 1998.

Paul Byrd
PAUL BYRD

Debra C. Byrd
DEBRA C. BYRD

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DEBRA C. BYRD and husband, PAUL BYRD, the within named bargainors 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 at office this 30 day of April, 1998.

NOTARY PUBLIC

My Commission Expires:
12/16/01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $89,000.00.

Douglas R. Mattox
AFFIANT

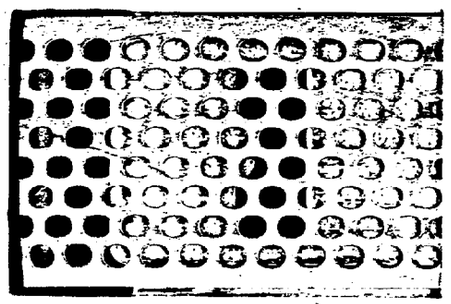
Subscribed to and sworn before me, this the 30 day of April, 1998.

NOTARY PUBLIC

My Commission Expires:
12/16/01

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

98 MAY -5 PM 3:09
CELIA A. LUNA REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
3044 05/05 0101 03CHECK 338.
IDENTIF. A REFERENCE
04339411



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

RECEIVED OF _____

FOR _____

BOOK 10917 PG 59

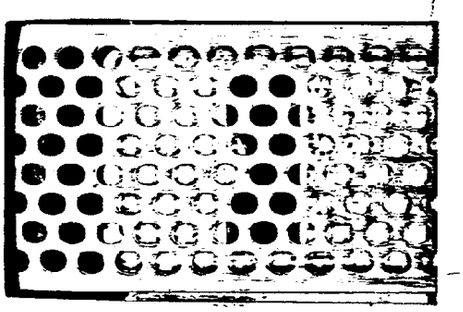
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

05/05/98 01 15:13 0001 3044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433941
IDENTIF. & REFERENCE
98 MAY -5 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1289105