BOOK 10999 PAGE 656

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,800.00

Paul S. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June 19 98

ANITA LEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5/25/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul S. Matthews (NAME)	Franklin American Mortgage (NAME)	MAP 162-6
187 Townes Drive (ADDRESS)	214 Overlook Circle, #150 (ADDRESS)	PARCEL 287
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Deborah L. St. Charles Bartley, a widow

SC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul S. Matthews and wife, Vicki M. 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:

BEING Lot No. 59, on the plan of Valley Green Subdivision, of record in Book 4460, Page 96 & 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Edward O. Bartley and Deborah L. St. Charles by deed from William H. Boals and wife, Martha J. Boals, of record in Book 5170, Page 679 and re-recorded in Book 7572, Page 562, Register's Office for said County. The said Deborah L. St. Charles and Deborah L. A. S. Bartley being one and the same person.

This conveyance is subject to Restrictive Covenants of record in Book 4622, Page 277, Register's Office for said County.

Deborah L. St. Charles and Deborah L. Bartley being one and the same person.

7845 06/30 0101 03CHECK 348.66

unimproved ( )
This is improved (X) property, known as 187 Townes 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 hand this 26th day of June 19 98

Deborah L. St. Charles Bartley
Deborah L. St. Charles Bartley

98 JUN 30 PM 3:01
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0457122

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 Deborah L. St. Charles, a widow

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 Nashville, Tennessee, this 26th day of June, 98.

Commission expires 3/25/2000

Notary Public

ANITA LESTER NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10999 PAGE 658

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 91800.00
CON TX 339.66
PRFEE 1.00
WDEED 8.00
TOTAL 348.66
CHECK 348.66
06/30/98 01 15:01 0001 7845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457122
IDENTIF. ◆ REFERENCE
98 JUN 30 PM 3:01
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No.1313635