This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Send Tax Bills to : (New Owner)
Tina F. Matthews
1024 Mulberry Way
Nashville,TN 37207
(address)

Map: 50
Group: 03B
Parcel: 13.00co

BOOK 11037 PAGE 797

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, William S. Smith and wife, Joyce A. Smith, have bargained and sold and by these presents do hereby transfer and convey unto, Tina F. Matthews, her heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Mulberry Downs, Phase 1, of record in Plat Book 7900 page 84, 85, 86, 87 and 88 all in Register's Office for said County. Said Lot No. 13 fronts 43.00 feet on the Easterly margin of Mulberry Way and extends back 100.00 feet on the Northerly line and 100.00 feet on the Southerly line to a dead line in the rear measuring 43.00 feet there on.

This being the same property conveyed to William S. Smith and Joyce A. Smith from Phillips Builders Inc. herein by deed dated 11/30/90 and recorded 12/4/90 in Deed Book 8249 at Page 448.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Tina F. Matthews, her heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said Tina F. Matthews, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Tina F. Matthews, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 24th day of July, 1998.

William S. Smith

Joyce A. Smith

PICK-UP

98 JUL 28 P1:12:35
ELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0467582
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named William S. Smith and Joyce A. Smith, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand in Nashville, Tennessee this 24th day of July, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/20/99

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$115,000.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

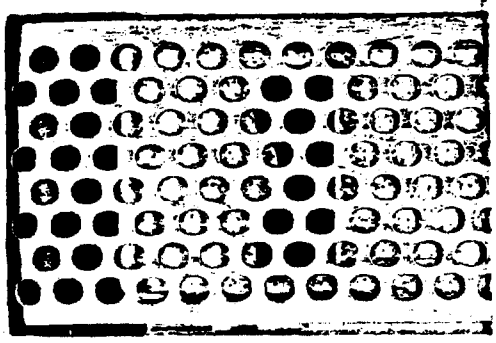
Subscribed and sworn to before me this the 24th day of July, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

1/20/99

6959 07/28 0101 03CHECK 436.50



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

RECEIVED OF _____

FOR _____

BOOK 11037 PAGE 799

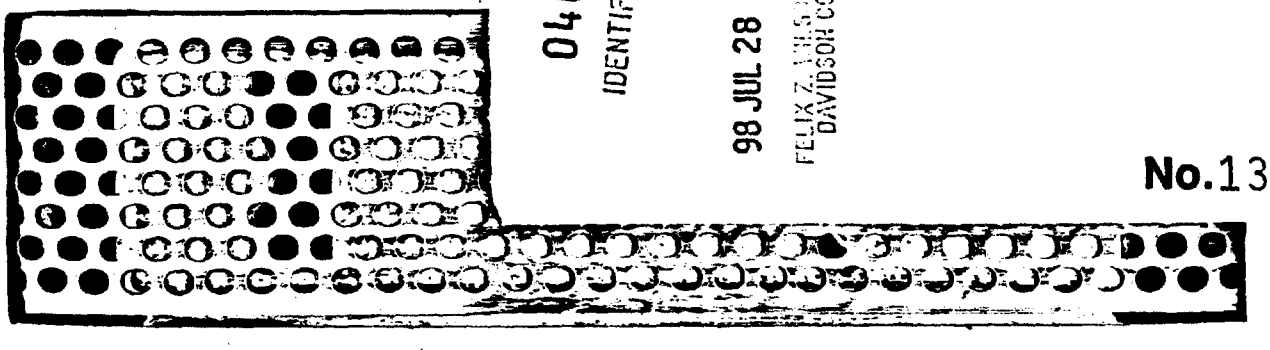
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 436.50
CHECK 436.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/98 01 12:36 0001 9059



0467582
IDENTIF. & REFERENCE

98 JUL 28 PM 12:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.1324687