WARRANTY DEED

STATE OF TENNESSEE BOOK 11052 PAGE 922
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Shelia M. Fletcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 27 2

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
Tandy E. Fletcher (NAME)	Roy Matlock, Sr. and Martha (NAME)	83-1-450
946 West Greenwood Avenue (ADDRESS)	4928 Franklin Road (ADDRESS)	27W 27556
Nashville, Tennessee 37206 (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 Tandy E. Fletcher and wife, Shelia M. Fletcher

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, being Lot No. 2 of the Division of the Sullivan land re-subdividing Lot No. 4 and part of Lot No. 3 on the Map of Jones and Bradford's Resubdivision of record in Book 6200, page 304, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Roy Matlock, Sr. and wife, Martha Matlock by deed from James C. Sullivan, Sr. and wife, Harriette J. Sullivan of record in Book 7582, page 223, Register's Office for Davidson County, Tennessee. Roy Matlock, Sr. and wife, Martha Matlock subsequently conveyed their interest by Quitclaim Deed to Roy L. Matlock, Sr. and wife, Martha H. Matlock, Trustees, U/A/D DEC 28 1993 of record in Book 9205, page 429, said Register's Office.

IDENTIFICATION REFERENCE 0471173

98 AUG -5 PM 12:13

ELLA ANN HENDERSON REGISTER DAVIDSON COUNTY, TN.

2833 08/05 0101 03CHECK 260.75

unimproved ( )
This is improved (X) property, known as 946 West Greenwood Avenue, Nashville, Tennessee 37206
(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 3rd day of August 19 98

Roy L. Matlock, Sr. Trustee

Roy L. Matlock, Sr., Trustee

Martha H. Matlock Trustee

Martha H. Matlock, Trustee

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 U/A/D DEC 28 1993

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 3rd day of August, 19 98.

Commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JAN. 27, 2001

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 11052 PAGE 924

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 67500.00
				CON TX 249.75
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 260.75
				CHECK 260.75
08/05/98	01			12:14 0001 2833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0471173
IDENTIFICATION REFERENCE

98 AUG -5 PM 12:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1328425