This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ.
2100 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
B. SUZANNE MATHENY Trustee MATHENY LIVING TRUST 1705 Bernard Avenue Nashville, Tennessee 37212	Same	104-12 270

BOOK 11075 PAGE 973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

B. Suzanne Matheny
B. SUZANNE MATHENY

Sworn to and subscribed before me this 18th day of August, 1998.

Connie J. Gordon
Notary Public
My Commission Expires: 7/22/00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, B. SUZANNE MATHENY has this date bargained and sold, and does hereby transfer and convey unto B. SUZANNE MATHENY, Trustee, or her successors in trust, under the revocable MATHENY FAMILY LIVING TRUST, dated August 18, 1998, and any amendments thereto, certain real estate in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 38 on the Plan of Lennox Place, of record in Book 161, Page 171, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Beatrice M. Batten and Wayne D. Batten to B. Suzanne Matheny by deed of record in Book 6756, Page 245, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all terms, conditions, restrictions and easements of record.

unimproved ( )
This is improved (X) property known as:

1705 Bernard Avenue, Nashville, Tennessee, 37212

0059 98/21 0101 03CHECK 1

98 AUG 21 AM 8:58

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

04778 27
IDENTIF. # REFERENCE

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 18th day of August, 1998.

B. Suzanne Matheny
B. SUZANNE MATHENY

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 B. SUZANNE MATHENY, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of August, 1998.

Connie J Spurlin
NOTARY PUBLIC

My Commission Expires: 7/22/00