WARRANTY DEED

BOOK 11127 PAGE 622

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF September 19 98

Angela R. Burkeen
Notary Public

MY COMMISSION EXPIRES: 6/9/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie A. Matthews (NAME)	First Republic Mortgage (NAME)	MAP 52 GROUP 6
621 & 623 Rothwood Avenue (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 116
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	11D 93179

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, George Sands and wife, Juanita Sands

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie A. Matthews, unmarried

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. 1, on the Plan of Morris Estes Subdivision, of record in Plat Book 5800, Page 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 1 fronts 64.64 feet on the northerly margin of Rothwood Avenue and extends back 175.50 feet on the easterly line and 173.34 feet on the westerly line to a dead line in the rear, measuring 66.00 feet thereon.

Being the same property conveyed to George Sands and wife, Juanita Sands by deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D. C. of record in Book 8105, Page 44, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback lines, public utility and drainage easements and utility anchor easements of record in Book 5800, Page 347, said Register's Office.

unimproved ( )
This is improved (X) property, known as 621 & 623 Rothwood Avenue, Madison, Tennessee 37115
(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 23rd day of September 19 98

George Sands

George Sands

Juanita Sands

Juanita Sands

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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 George Sands and wife, Juanita Sands

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 White House, Tennessee, this 23rd day of September, 19 98.

Commission expires 4/9/2002

Angela R. Burkes
Notary Public

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

0492259
IDENTIF. # REFERENCE

98 SEP 25 PM 2:52
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

5483 09/25 0101 03CHECK 25B-90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11127 PAGE 624

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	67000.00
			CON TX	247.90
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	258.90
			CHECK	258.90

09/25/98 01 14:55 0001 5483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0492259
IDENTIF. # REFERENCE

98 SEP 25 PM 2:52
BILL GARNETT, REGISTER
DAVIDSON COUNTY, TN.

No. 1350812