26B

BOOK 11207 PAGE 590

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Cleovis F. Torres	[GMAC Mortgage Corp.	[ ]
[Maria C. Torres	[P.O. Box 963	[Map 149-5]
[474 Volunteer Drive	[Horsham, PA 19044-0963	[Parcel 178]
[Antioch, TN 37013	[	[ ]

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Nancy J. Matthews, unmarried (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Cleovis F. Torres and Maria C. Torres, both unmarried (the "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Terragon Trails Section One of record in Plat Book 4860, page 61 and as amended in Book 5066, page 836, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nancy J. Matthews, unmarried by Warranty Deed from Sharon R. Franklin, unmarried of record in Book 9734, page 593, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 4744 Volunteer Drive, Antioch, Tennessee 37013.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $65,000.00.

Affiant

[Subscribed and sworn to before me this 12th day of November, 1998.

Notary Public

[My Commission Expires: 9/23/2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

05134811
IDENTIF. + REFERENCE

98 NOV 17 AM 10:39
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of November, 1998.

Nancy J. Matthews
Nancy J. Matthews

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 **Nancy J. Matthews**, 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 12th day of November, 1998.

Joseph V. Tarwell
NOTARY PUBLIC

My Commission Expires: 9/23/2000

7963 11/17 0101 03CHECK 251.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 251.50
CHECK 251.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/17/98 01 10:38 0001 7963

05134811
IDENTIF. ↑ REFERENCE

98 NOV 17 AM 10:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373038