BOOK 11272 PAGE 131

File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16146

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID A. MACKENZIE	COUNTRYWIDE FUNDING CORPORATION (NAME)	147-6
207 Garrett Drive (STREET ADDRESS OR ROUTE NUMBER)	4500 Park Granada (STREET ADDRESS)	17
Nashville (CITY) Tennessee (STATE) 37211 (P. O. ZIP)	Calabasas (CITY) California (STATE) 91302-1613 (ZIP)	6DU21525

FOR AND IN 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, MATTHEW D. MATTHEWS AND RUBY LOVETT MATTHEWS, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. MACKENZIE AND WIFE, ADRIEN GREY MACKENZIE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 402 on the Plan of Section Four Caldwell Hall, as of record in Plat Book 3106, page 1, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew D. Matthews and wife, Ruby Lovett Matthews by deed from Virginia B. Grubbs, an unmarried person of record in Book 10508, page 136, said Register's Office. The said Matthew D. Matthews and Ruby Lovett Matthews having since been divorced by Divorce Decree No. 98D-2893, Fourth Circuit Court, Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictions of record in Book 3179, page 587; and (2) All matters appearing on the Plan of record in Plat Book 3106, page 1, said Register's Office.

98 DEC 30 AM 9:24
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05304117

unimproved ( )
This is improved (XX) property, known as 207 Garrett Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of December, 19 98

Matthew D. Matthews
MATTHEW D. MATTHEWS

Ruby Lovett Matthews
RUBY LOVETT MATTHEWS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW D. MATTHEWS AND RUBY LOVETT MATTHEWS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of December, 1998

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 1998

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM MATTHEW D. MATTHEWS
RUBY LOVETT MATTHEWS

TO DAVID A. MACKENZIE AND
WIFE, ADRIEN GREY MACKENZIE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11272 PAGE 133

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

DATE

12/30/98 CA

0530417
IDENTIF. # REFERENCE

98 DEC 30 AM 9:24

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403371