PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 39757
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
MOSE T. RAMIEH, ET UX 1604 FRANKLIN AVENUE NASHVILLE, TN 37206	CHURCHILL MORTGAGE 761 OLD HICKORY BLVD, ST 301 BRENTWOOD, TN 37027

TAX MAP-PARCEL NUMBERS: 083-06-219 23W 11575

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda A. Mattson, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto MOSE T. RAMIEH AND WIFE DUSTI D. RAMIEH _____, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plat of Subdivision of the J.S. Dunbar Home Place, as found in Book 332, page 156, said Register's Office, and part of Old Franklin Avenue line and New Franklin Avenue, as opened by deed of record in Book 409, page 535, said Register's Office, described together as follows:

BEGINNING on the southerly margin of New Franklin Avenue, 120.0 feet, eastwardly from the easterly margin of 16th Street; thence with the southerly margin of said Franklin Avenue, easterly 50.0 feet; thence southerly, parallel with said 16th Street and passing the corner of Lots Nos. 9 and 10 at 50.0 feet, in all 246.0 feet, more or less, to the northerly margin of an alley; thence with said alley, westerly 50.0 feet, to the corner of Lots Nos. 10 and 11; thence northerly with the line between said Lots Nos. 10 and 11, 246.0 feet, more or less, to the beginning.

BEING the same property conveyed to Linda A. Mattson, by deed from Jack Clark and spouse, Bonita Clark, of record in Book 8057, page 276, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1604 Franklin Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on December 1, 1998.

Linda A. Mattson

State of PA.
County of Phila.

On December 1, 1998, before me the undersigned authority, personally appeared Linda A. Mattson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notarial Seal
Dorothy M. Baker, Notary Public
Philadelphia, Philadelphia County
My Commission Expires April 8, 2002
Member, Pennsylvania Association of Notaries

Dorothy M. Baker
Notary Public

My Commission Expires:

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154,800.00

Affiant

Sworn and subscribed before me on December 16, 1998.

Notary Public

My Commission Expires: 2-20-2001

05385548
IDENTIFICATION REFERENCE
99 JAN 20 AM 9:39
HILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
4632 02/20 0101 03CHECK 583.76

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11303 PAGE 340

RECEIVED OF _____

FOR _____

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0538548
IDENTIF. # REFERENCE

99 JAN 20 AM 9:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	154800.00
CON TX	572.76
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	583.76
CHECK	583.76

01/20/99 01 09:37 0001 4632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414059