Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1133

WARRANTY DEED BOOK 11388 PG. 190

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 B. Suzanne Matheny, Trustee, under the revocable Matheny Fanily Living Trust, dated August 18, 1998 hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Dannie Epstein, and wife, Janet B. Epstein, 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. 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 to B. Suzanne Matheny, Trustee, or her successors in trust, under the revocable Matheny Family Living Trust, dated August 8, 1998 by deed of record in Book 11075, Page 973, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

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

99 MAR 17 AM 11:04
ALL TAXES PAID
DAVIDSON COUNTY, TN
REGISTER

IDENTIFICATION REFERENCE
056270

This is improved property, known as: 1705 Bernard Avenue, Nashville TN 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 11th day of March, 1999

B. Suzanne Matheny

B. Suzanne Matheny, Trustee,
Under the revocable Matheny Family Living Trust
Dated August 18, 1998

State of Tennessee)
County of Davidson)

BOOK 11388 PG. 191

On this 11th day of March, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named B. Suzanne Matheny, Trustee, under the revocable Matheny Family Living Trust, dated August 18, 1998 the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

9828 03/17 0101 03CHECK 529.74

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140,200.00.

B. Suzanne Matheny
Affiant

Sworn and subscribed before me on this the 11th day of March, 1999.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Dannie Epstein
1705 Bernard Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
First American National Bank
First American Center
Nashville, TN 37237-0209

TAX MAP-PARCEL #:
104-12-270

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11388 PG. 192

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

CAMT

140200.00
CON TX 518.74
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 529.74
CHECK - 529.74

03/17/99 01 11:03 0001 9828

05622270

IDENTIFICATION REFERENCE

99 MAR 17 AM 11:04

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438949