This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00290630

BOOK 11394 PG. 177

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Kimberly R. Mathews S. Jason Mathews	(NAME) SAME	Field Book No. 8DZ 78268
(STREET ADDRESS OR ROUTE NUMBER) 705 Cedar Crest Drive	(STREET ADDRESS)	Map 114-8-0-A
(CITY) (STATE) (ZIP) Nashville, TN 37209	(CITY) (STATE) (ZIP)	Parcel 18

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Mark T. Peden, *have this day bargained and sold, and do hereby transfer and convey unto the said* Kimberly R. Mathews and husband S. Jason Mathews *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Cedar Crest Subdivision - Phase I, a Planned Unit Development, of record in Plat Book 6900, page 284, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark T. Peden, married, by deed from Araz Construction, LLC, of record in Book 10433, page 429, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY O F DAVIDSN *The actual consideration or value whichever is greater, for this transfer is $* 176,000.00
Subscribed and sworn to before me this the 19th *day of* March *19* 99
Affiant
My commission expires: April 22, 2001
(Affix Seal)
Notary Public

This is unimproved ( ) improved (x) property, known as 705 *(House Number)* Cedar Crest Drive *(Street)* *(P.O. Address)* Nashville, TN *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 this 27 *day of* Feb, *19* 99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mark T. Peden

Lori T. Peden

99 MAR 22 PM 1:50

0564 | 32
FEE $ 11.00 REFERENCE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John C. Fuller, *a Notary Public in and for said County and State, the within named bargainor* Mark T. Peden and wife, Lori T. Peden *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 Nashville, TN, *this* 27th *day of* February, 1999.

John C. Fuller
Notary Public John C. Fuller

JOHN C. FULLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 28 Sep 2002

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* ___ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

Encumbrances:

1) Taxes for 1999: A lien, but not yet due and payable.

2) Declaration of Covenants, Conditions and Restrictions of record in Book 7213, page 973, amended in Book 8424, page 405, and Book 10086, page 772, Register's Office for Davidson County, Tennessee.

3) Subject to all matters shown on the Plan of record in Book 6900, page 284, Register's Office for Davidson County, Tennessee.

4) By-Laws of Cedar Crest Homeowners Association, of record in Book 8480, page 693, said Register's Office.

5) Charter of record in Book 8424, page 180, Register's Office for Davidson County, Tennessee.

6) Survey by John Kohl & Company, dated April 17, 1997, shows the concrete drive encroaches on the public utility & drainage easement.

7) Subject to rights of others in and to the common areas/elements.

94 03/22 0101 03CHECK 662.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11394 PG. 179

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

0564132

IDENTIF. & REFERENCE

99MAR22 PM 1:50

CAMT
176000.00
CON TX 651.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 662.20
CHECK 662.20

03/22/99 01 13:49 0001 1794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440892