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

WARRANTY DEED

File Box 5H-A

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#16340

BOOK 11402 PG. 124

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LINDA L. MATHEWS	New Owner	142-13-A
(NAME)	(NAME)	
311 Glenridge Court		49.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221		9D80931
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JEROME F. YANEK AND WIFE, NELLIE ANNA YANEK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA L. MATHEWS AND HUSBAND, ANDREW W. MATHEWS

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. 49 on the Plan of Phase I & Boundary Plat of Riverside, as of record in Plat Book 6900, pages 490 thru 492, revised in Plat Book 6900, page 784, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerome F. Yanek and wife, Nellie Anna Yanek by deed from Rochford Realty and Construction Co. Inc., a Tennessee corporation of record in Book 7992, page 896, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7185, page 619, and in Book 7405, page 780 and in book 11063, page 996; (3) Charter of record in Book 7829, page 703; (4) Easement of record in Book 6970, page 278, and in Book 6970, page 281; (5) Agreement of record in Book 7400, page 645; and (6) All matters appearing on the Plan of record in Plat Book 6900, pages 490 thru 492, revised in Plat Book 6900, page 784, said Register's Office.

0566186

IDENTIF. A REFERENCE

99 MAR 26 PM 2:31

3F49 03/26 0101 03CHECK 758.40

unimproved ( )
This is improved (X) property, known as 311 Glenridge Court, Nashville, Tennessee 37221

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 26th day of March, 1999

Jerome F. Yanek
JEROME F. YANEK

Nellie Anna Yanek
By Jerome F. Yanek
Attorney-in-fact
NELLIE ANNA YANEK
BY: JEROME F. YANEK, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULEANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11402 PG. 125

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEROME F. YANEK with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of March 19 99.

My commission expires July 24, 1999 Notary Public Kathleen Taylor Key

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 July 24, 1999 Notary Public Kathleen Taylor Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEROME F. YANEK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said NELLIE ANNA YANEK and is authorized by the said NELLIE ANNA YANEK to execute this instrument on her behalf.

Witness my hand, at Office, this 26th day of March, 1999.

Kathleen Taylor Key
NOTARY PUBLIC

My Commission Expires: July 24, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,000.00

Thomas W Dawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 1999

MY COMMISSION EXPIRES: (AFFIX SEAL) Aubrey Freddie Clay
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JEROME F. YANEK AND WIFE,
NELLIE ANNA YANEK

TO

LINDA L. MATHEWS AND
HUSBAND, ANDREW W. MATHEWS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C 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 11402 PG. 126

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

0566186
IDENTIF. & REFERENCE

99 MAR 26 PM 2:32

CAMT
202000.00
CON TX 747.40
PRFEE 1.00
MTGEED 8.00
CFEE 2.00
TOTAL 758.40
CHECK 758.40

03/26/99 01 14:31 0001 3949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443024