After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

BOOK 11502 PG. 554

WARRANTY DEED

3019 06/01 0101 03CHECK 100.10

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Continental Financial Services, Inc.** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Roger L. Matthews and wife, Mary A. Matthews,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Said Grantees hereby assume a Deed of Trust in the principle amount of $12,000.00 dated February 11, 1999 and recorded February 22, 1999 in Book 11349, page 562, Register's Office for Davidson County, Tennessee.

Witness our hands this 24 day of May, 1999.

Continental Financial Services, Inc.

By: Lucky D. Ebizugbe

Roger L. Matthews

Mary A. Matthews

99 JUN -1 PM 1:04
GARRETT REGISTER
CLERK & MASTER
DAVIDSON COUNTY, TN.

05935528
IDENTIFICATION REFERENCE
MAIL ENV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lucky D. Ebizugbe, the President of Continental Financial Services, Inc., Roger L. Matthews and wife, Mary A. Matthews, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 24 day of May, 1999.

Notary Public

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 24 day of May, 1999.

_____
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 81 Group 11 Parcel 396.00

ADDRESS NEW OWNER:
Roger and Mary Matthews
117 Neill Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

EXHIBIT A

Being the northerly 50 feet of Lot No. 307 on the plan of D. T. McGavock's and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 307 fronts 50 feet on the easterly side of 16th Avenue, North, and extends back between parallel lines along the southerly margin of Cockrill Street, 170 feet to an alley.

Being the same property conveyed to Continental Financial Services, Inc. by Quitclaim Deed from Spain Enterprises, L.L.C. dated February 11, 1999 and recorded February 22, 1999 in Book 11349, page 559, Register's Office for Davidson County, Tennessee.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11502 PG. 557

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

0593528

IDENTIFICATION REFERENCE

99 JUN -1 PM 1:04
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	23000.00
CON TX	85.10
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	100.10
CHECK	100.10

06/03/99 01 13:08 0001 3019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467560