0596951

IDENTIFICATION REFERENCE

MAIL ENV.
99 JUN -7 PM 5:15

REGISTER
DAVIDSON COUNTY, TN.

Mail

THIS INSTRUMENT PREPARED BY:
John A. Beam, III, Esq.
P.O. Box 280240
1332 Eighth Avenue North
Nashville, Tennessee 37228

FROM: Estate of Eula Clay Howse,
Barry Thomas Mathis, Executor

("GRANTOR")

BOOK 11516 PG. 570

TO: 114 Archwood Drive Trust
Nick Martin, Trustee

("GRANTEE")

ADDRESS NEW OWNER:

114 Archwood Drive Trust
114 Archwood Drive
Madison, TN 37115

SEND TAX BILLS TO:

P.O. Box 1351
Goodlettsville, TN 37070-1351

MAP-PARCEL NO.:

43-11-181.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Sixty-Nine Thousand Seven Hundred Fifty Dollars ($69,750.00), the receipt and sufficiency of all of which is hereby acknowledged; I, Barry Thomas Mathis, have bargained and sold, and by these presents do transfer and convey unto 114 Archwood Drive Trust, Nick Martin, Trustee, and his successors in trust, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING land in Davidson County, Tennessee, being Lot No. 7 on the Plan of John W. Anderson Subdivision of Lot Four on the plan of Anderson Estates, which plan is of record in Book 1835, page 34, said Register's Office.

SAID Lot No. 7 fronts 115.0 feet on the easterly side of Archwood Drive and runs back between lines 435.0 feet to a dead line.

BEING the same property conveyed to Ollie James Howse and wife, Eula M. Howse by Warranty Deed from Harvie E. Hesson and wife, Elizabeth K. Hesson, of record in Book 4272, page 982, Register's Office for Davidson County, Tennessee. The said Ollie James Howse having predeceased Eula M. Howse and the same Eula M. Howse having since died. The Will of Eula Clay Howse of record in Will Book 224, page 562, Davidson County Probate Clerk's Office states that the subject property is to be sold and appoints Barry Thomas Mathis as Executor.

This is improved property known as 114 Archwood Drive, Madison, Davidson County, Tennessee, 37115.

THIS conveyance is subject to the following:

1. Real property taxes for the year 1999, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 1835, Page 34, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 1181, page 345 and Book 1943, page 31, said Register's Office.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said Nick Martin, Trustee, and his successors in trust, of the 114 Archwood Drive Trust, its successors and assigns forever.

And I do covenant with the said Nick Martin, Trustee, that the Estate of Eula Clay Howse is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth.

And I do further covenant and bind the heirs of the Estate of Eula Clay Howse, and its representatives, to warrant and forever defend the title to the said property to the said Nick Martin, Trustee, and his successors in trust, of the 114 Archwood Drive Trust, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of June, 1999

Barry Thomas Mathis

Barry Thomas Mathis, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Barry Thomas Mathis, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument in his capacity as executor for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 4th day of June, 1999.

Deanie

NOTARY PUBLIC

My Commission Expires: 3-23-02

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,750.00.

Barry Thomas Mathis

AFFIANT

Subscribed and sworn to before me this 4th day of June, 1999.

Deanie L. Gregory

NOTARY PUBLIC

My Commission Expires: 3-23-02

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

6611 0101 03CHECK 2 269.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11516 PG. 572

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

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INSTRUMENT NUMBER

99 JUN -1 PM 5:15

REGISTER
DAVIDSON CO., TN.

CAMT	69750.00
CON TX	258.08
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	269.08
CHECK	269.08

06/07/99 01 17:19 0001 6611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471098