Box 43

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

BOOK 11581 PAGE 223

Name and Address of Property Owner:

Pamela Ann Matthews
3016 23rd Avenue South
Nashville, TN 37215

Send Tax Bills to:

SunTrust Bank, Nashville, N. A.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

Property Address:

3016 23rd Avenue South
Nashville, TN 37215

Map/Parcel #:

117-2-169/07DA22220

99 JUL 21 AM 8:58

REFERENCE

0614

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **July, 1999** between **William Scott Nickels and wife, Kelly J. Nickels,** GRANTORS, and **Pamela Ann Matthews, Unmarried,** GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTORS' right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

BEING the northerly 70 feet of Lot No. 11, Block 3, on the plan of W. V. Davidson's Hillsboro Highlands, Sections 2 & 3, of record in Book 843, Page 23, Register's Office for said County.

Said part of said Lot No. 11 fronts 70 feet on the easterly margin of 23rd Avenue South and extends back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to William Scott Nickels and wife, Kelly J. Nickels by quitclaim deed from William Scott Nickels and wife, Kelly J. Nickels and Holice M. Jeffries and wife, Patty Jeffries of record in Book 8814, Page 881, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William Scott Nickels and spouse, Kelly J. Nickels, and Holice M. Jeffries by deed from Norman A. Thomas, III and spouse, Kathleen O. Thomas of record in Book 8145, Page 52, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTORS do covenant and agree with the said GRANTEE that GRANTORS are lawfully seized and possessed of the said real estate and that GRANTORS have a good and lawful right to sell the same. The GRANTORS further covenant that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

William Scott Nickels

Kelly J. Nickels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Scott Nickels and Kelly J. Nickels,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 1999.

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$231,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 19th day of July, 1999.

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

ADAMS NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06140064

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CAMT
231000.00
CON TX 854.70
PRFEE 1.00
UCCFEE 5.00
CFEE 2.00
TOTAL 865.70
CHECK 865.70

07/21/99 01 09:02 0001 5048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493354