WARRANTY DEED

BOOK 11666 PAGE 328

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: 4/22/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kenneth Ross Page (NAME)	AmSouth Mortgage (NAME)	MAP 147-2
433 Coventry Drive (ADDRESS)	(ADDRESS)	PARCEL 153
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Estate of Loranza Price Matthews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Ross Page

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 166 on the Plan of Abbay Hall, Section II, of record in Book 2331, page 38, Register's Office for said County.

Said Lot No. 166 fronts 103 feet on the south side of Coventry Drive and runs back between lines, 295 feet on the east line and 296.5 feet on the west line to a dead line in the rear, measuring 103.2 feet thereon.

Being the same property conveyed to Loranza Price Matthews by deed from W. B. Prince and wife, Mildred M. Prince of record in Book 3431, page 527, Register's Office for Davidson County, Tennessee. The said Loranza Price Matthews died without a will on April 29, 1993. The decedent's estate was administered under Docket No. 97P-1726 in the Probate Court for Davidson County, Tennessee and pursuant to Order dated November 2, 1998, the property is to be sold and the proceeds deposited in the Probate Court Clerk's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 433 Coventry Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 14th day of September, 19 99

Estate of Loranza Price Matthews
By: Deborah Gayle Matthews, administrator
Deborah Gayle Matthews, Administrator

BOOK 11666 PAGE 329

STATE OF ~~TENNESSEE~~ Missouri)
COUNTY OF St Louis)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Deborah Gayle Matthews, Administrator**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 13th day of September, 1999.
14

Carol S McMurry
Notary Public

My Commission Expires: Oct. 22, 2000

CAROL S. McMURRY
Notary Public – Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires Oct. 22, 2000

063690 33

FEE/EXEMPT

99 SEP 17 PM 2:37

0623 09/17 0101 03CHECK 351.96

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11666 PAGE 330

FOR _____

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

0636933

REFERENCE

99 SEP 17 PM 2:37

CAMT	92150.00
CON TX	340.96
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	351.96
CHECK	351.96

09/17/99 01 14:40 0001 9623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517581