WARRANTY DEED

This Indenture made this **24th** day of **September, 1999** between **Gina B. Lynn Clemence, Unmarried, ,** GRANTOR, and **Cindy Matheson and Rob Matheson, Married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

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LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Revised, Arrowhead, Section 1, of recordin Book 4955, Page 27, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Stuart G. Clemence and wife Gina B. Clemence, by deed from Lois A. Tucker Collier, and husband James C. Collier of record in Book 8592, Page 876, and being further conveyed to Gina Lynn Clemence by Quit Claim Deed from Stuart George Clemence of record in Book 11676, Page 840 , Register's Office for Davidson County, Tennessee.

Subject to a lien in favor of Abbott Self Storage of record in Book 10628, Page 434, Register's Office for Davidson County, Tennessee.

Subject to a lien in favor of Heights Finance Corporation of record in Book 10998, Page 409, said Register's Office.

Subject to restrictive covenants of record in Book 5154, Page 59, Register's Office for Davidson County, Tennessee.

Subject to setback lines and restrictions of record in Book 4955, Page 27, Register's Office for Davidson County, Tennessee.

GRANTEES herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Lois A. Tucker, Unmarried and delivered to Sovran Mortgage Corporation, in the amount of $63270.00, dated November 24, 1999, and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Book 7413, Page 88, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **24th** day of **September, 1999.**

Gina B. Clemence

Gina B. Lynn Clemence

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County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gina B. Lynn Clemence, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 24th day of September, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $59308.06

Affiant

Subscribed and sworn before me this 24th day of September, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

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Prepared by:
AUBORN L. HAGER, III
2323 21st Avenue S. #502
Nashville, TN 37212

Address of New Owner
Rob Matheson
204 Warrior Road
Madison, TN 37115

Send Tax Bills to:
BANK OF AMERICA
101 East Main Street, Ste. 400
Louisville, KY 40232-5140

Map & Parcel Number:

Map: 43-16 Parcel: 162

MAIL ENV.

06398876

CROSS REFERENCE

99SEP27 PM 1:49

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

2751 09/27 0101 03CHECK 230.44

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

0639876

99 SEP 27 PM 1:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	59308.06
CON TX	219.44
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	230.44
CHECK	230.44

09/27/99 01 13:52 0001 2751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520671