WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
FILE BOX "7"
SP38864

Instr:200005080046229 Page: 1 OF 2
REC'D FOR REC 05/08/2000 12:51:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $388.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANGELA R. DAVIDSON (NAME)	TUCKER FEDERAL BANK **D/B/A PRIME LENDING** (NAME)	90 16 3
487 ANNEX AVENUE (ADDRESS)	P. O. BOX 211788 (ADDRESS)	08DA-26275
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	AUGUSTA, GA 30917-1788 (CITY) (STATE) (ZIP)	

My Commission Expires MAY 20 2000

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, JAMES L. MATHEWS AND WIFE, WANDA J. MATHEWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANGELA R. DAVIDSON

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. 273, on the Plan of CHARLOTTE PARK, SECTION 5, of record in Book 2663, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JAMES L. MATHEWS AND WIFE, WANDA J. MATHEWS, by deed from Jerry W. Lawrence and wife, Nell M. Lawrence, of record in Book 6258, page 98, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 487 ANNEX AVENUE, NASHVILLE, TN 37209
(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 our hand s this 27th day of April, 2000

James L Mathews
JAMES L. MATHEWS

Wanda J. Mathews
WANDA J. MATHEWS

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 JAMES L. MATHEWS AND WIFE, WANDA J. MATHEWS

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of April 2000.

Commission expires _____

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public