WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlington C. Madukasi (NAME)	Roy L. MATLOCK SR (NAME)	072-09-0 179.00
1017 Delmas Avenue (ADDRESS)	4928 FRANKLIN ROAD (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	NASHVILLE TN 37220 (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, Roy L. Matlock, Sr. and wife, Martha H. Matlock, Trustees, U/A/D December 28, 1993

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darlington C. Madukasi and wife, Ellen M. Madukasi

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. 1, Resubdivision of Lot # 7 on the Map of East Hill Addition, of record in Plat Book 6200, Page 541, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Roy L. Matlock, Sr. and wife, Martha H. Matlock, Trustees, U/A/D December 28, 1993 by deed from Roy L. Matlock, Sr. of record in Book 9205, page 417, Register's Office, Davidson County, Tennessee.

Subject to an easement for ingress and egress and the joint use of a joint driveway which serves said property and adjoining property of record in Book 2452, page 377, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/20/02 14:21 2pgs
Fees:13.00 Taxes:304.88

20020520-0061477

unimproved ( )
This is improved (X) property, known as 1017 Delmas Avenue, Nashville, TN 37216
(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 17th day of May 2002

Roy L. Matlock, Sr.

Martha H. Matlock

Martha H. Matlock

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
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

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 Roy L. Matlock, Sr. and wife, Martha H. Matlock, Trustees, U/A/D December 28, 1993, 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 Goodlettsville, Tennessee, this 17th day of May, 2002.

_____
Notary Public

My Commission Expires: _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires July 24, 2004