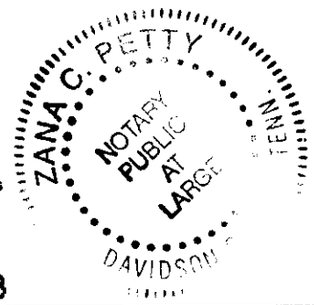
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/26/02 13:33 2pgs
Fees:13.00 Taxes:702.63

20020626-0076903

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Sharon K. Rupp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 20 02

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005~~ 3/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Don Matheny	ABN AMRO Mortgage Group, Inc.	MAP 84-7
(NAME)	(NAME)	
2804 Windemere Drive	2600 W. Big Beaver Road	PARCEL 21
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Troy, MI 48084	
(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, Donald E. Babcock and wife, Eleanor B. Babcock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Don Matheny and wife, Bedonna Clayton Matheny

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:

BEING Lot No. 17, on the Map of Sunny Acres, Section II, of record in Book 2663, Page 39, Register's Office for said County.

Said Lot No. 17 fronts 140 feet on the north side of Windemere Drive and extends back between lines 299.7 feet on the east line and 275 feet on the west line to a broken line in the rear measuring 143.4 feet thereon.

BEING the same property conveyed to Donald E. Babcock and wife, Eleanor B. Babcock by deed from Howard R. Jennings and wife, Neva N. Jennings, of record in Book 4507, Page 698, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 39, said Register's Office.

Powers of Attorney of record in Instrument 20020626-0076902 and Instrument 20020626-0076901, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2804 Windemere Drive, Nashville, TN 37214
(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 24th day of June, 20 02

Donald E. Babcock by Bob K. Black Atty in Fact
Donald E. Babcock

Eleanor B. Babcock by Bob K. Black Atty in Fact
Eleanor B. Babcock

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 _____ 20_____ .

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

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, Brook K. Babcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Donald E. Babcock and wife, Eleanor B. Babcock as their Attorney in Fact as the free act and deed of the within named Donald E. Babcock and wife, Eleanor B. Babcock.

Witness my hand and official seal at Nashville, Tennessee the 24th day of June, 2002.

My Commission Expires: ~~1/29/05~~
3/29/03

_____
NOTARY PUBLIC

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY