THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 10/28/02 10:02 2pgs
Fees:13.00 Taxes:261.81
20021028-0131519

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Melissa Matasick 1135 Compton Road Murfreesboro, TN 37130	Calvary Banking 114 West College Street Murfreesboro, TN 37130	53-08-15

FOR AND IN 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,

Gloria Wakefield, Executrix of the Estate of John C. Adams, Deceased

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

Melissa Matasick, unmarried

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 inf Davidson County, Tennessee, being the southeasterly 1/2 of Lots Numbers 1, 2 and 3 of Block 14, on the Plan of Dabbs & Elliott's Subdivision at Old Hickory, of record in Plat Book 547, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said lots fronts 72 feet on the southwesterly side of Pitts Avenue and runs back between parallel lines, along the northeasterly margin of an alley 150 feet to a dead line.

Being the same property conveyed to John C. Adams and wife, Maggie D. Adams by Deed, dated 04/04/51 of record in Deed Book 1969, Page 506, Register's Office for Davidson County, Tennessee. The said Maggie D. Adams having since died on January 4, 1984, in Davidson County, Tennessee. John C. Adams having since died on March 17, 2002, in Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 2202 Lakeshore Drive Old Hickory, TN 37138

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 HANDS THIS 25th day of October, 2002

Estate of John C. Adams

Gloria Wakefield (Executrix)

BY: Gloria Wakefield Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gloria Wakefield in his/her capacity as

Executrix of the Estate of John C. Adams, Deceased

with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the

Executrix

of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of October, 2002

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003

My Commission Expires AUG 24, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 70,760.00

Affiant

Subscribed and sworn to before me this the 25th day of October, 2002

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003