2149

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Perry F. Matthews, unmarried have bargained and sold, and by these presents do transfer and convey unto the said Fred B. Newman, Carl E. Thompson, Jr. & Fred Rice: Trustees of Woodbine Cumberland Presbyterian Church, their successors ~~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. 5, of Block "B" on the Map of Woodbine Courts, Part 1, of record in Book 1130, page 39, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Simmons Avenue, the common corner of Lots Nos. 5 and 6; thence with the line between said lots, westerly 150 feet to a point; thence South 2 degrees 22 minutes West 121.9 feet to the north margin of East Morton Avenue; thence with the margin of said Avenue, South 87 degrees 30 minutes East 99.9 feet to a point at the beginning of a curve; thence around said curve in a northeasterly direction, having a radius of 50 feet, 78.6 feet to a concrete monument in the westerly margin of Simmons Avenue; thence with the margin of the said Avenue northerly 67.9 feet to the point of beginning.

Being the same property conveyed to Perry F. Matthews and wife, Eliza Mae Matthews by deed from Woodbine Courts, Inc., of record in Book 1217, page 42, Register's Office for Davidson County, Tennessee, and interest of Eliza Mae Matthews was "divested out of her and vested in Perry F. Matthews" by decree in Minute Book 64, pages 301-304, Second Circuit Court 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 Fred B. Newman, Carl E. Thompson, Jr. & Fred Rice: Trustees of Woodbine Cumberland Presbyterian Church, their successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Fred B. Newman, Carl E. Thompson, Jr. & Fred Rice: Trustees of Woodbine Cumberland Presbyterian Church that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for the year 1953 which have been pro-rated and assumed by the Grantees. Subject to restrictions of record in book 1163, page 441 and easement of record in book 1130, page 39, Register's Office for Davidson County, Tenn.

And ~~I, Perry F. Matthews, unmarried~~ do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Fred B. Newman, Carl E. Thompson, Jr. & Fred Rice: Trustees of Woodbine Cumberland Presbyterian Church, their successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12 day of June, 1953.

Perry F. Matthews

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named Perry F. Matthews, unmarried the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of June 1953

Ethelyne Tatom
Notary Public

Commission expires 1/17/56

379