WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of 10.00----------

Ten and No/100----------**DOLLARS**

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

We, Arthur B. Ketterer and wife, Dorothy M. Ketterer ____ **have bargained and sold, and by these presents do transfer and convey unto the said** James Clifton Matlock and wife, Jim Ella Matlock, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the West part of Lot No. 4 and a small easterly triangular part of Lot No. 3 on the Plan of the Jacob Schmidt Lands, of record in Book 547, Page 120, Register's Office for said County, the lines of which property were established by a Party Line Agreement between Byron V. Bean and wife, et al, of record in Book 1944, page 555, said Register's Office and described according to a copy of a survey thereof made by Hal R. Swann, Jr. Surveyor, December 1, 1962.

Beginning at a point in the south margin of Waldkirch Avenue 207 feet east of the east margin of 10th Avenue South at what was formerly Coe's easterly corner and which point is the common corner of Lots Nos. 3 and 4 of said Plan; thence leaving the line between said lots, southerly from Waldkirch Avenue, with an angle to the right of 92°, a distance of 74 feet to a point, being an iron pin in a fence line and continuing south 5° 30' East 114 feet to the north margin of an alley at the original corner of Lots Nos. 3 and 4; thence with the line of said alley, easterly 50 feet to a point; thence north 5° 30' west 114 feet to a point; thence northerly so as to constitute an angle of 92° with Waldkirch Avenue a distance of 74 feet to a point in the south margin of Waldkirch Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Arthur B. Ketterer and wife, Dorothy M Ketterer by deed from Charles A. Daughterty, Guardian, of record in Book 3467, page 315, Register's Office 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 James Clifton Matlock and wife, Jim Ella Matlock their **heirs and assigns, forever.**

And we **do covenant with the said** James Clifton Matlock and wife, Jim Ella Matlock **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.**

And We, Arthur B. Ketterer and wife, Dorothy M. Ketterer **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James Clifton Matlock and wife, Jim Ella Matlock their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 13th **day of** July, **19** 64

Arthur B. Ketterer

X Dorothy M. Ketterer

Dorothy M. Ketterer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named Arthur B. Ketterer

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 Nashville, Tennessee, this 12th day of July 1964

Commission expires 5-11-65

Ruth Randolph
Notary Public

STATE OF ~~TENNESSEE~~ New Jersey
Davidson County

EDWARD F. RENNER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 3, 1968

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Dorothy M Ketterer and _____ with whom I am personally acquainted, and ~~who~~ upon ~~(their several oaths)~~ (his oath) ~~acknowledged~~ (themselves) ~~to be~~ the _____ and _____ respectively of the _____ the within named bargainor, ~~a corporation, and that (he) as such~~ (they) _____ and _____, ~~being authorized so to do,~~ executed 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 Union N.J. on this the 13th day of July 1964

My commission expires EDWARD F. RENNER NOTARY PUBLIC OF NEW JERSEY My Commission Expires April 3, 1968

Edward F. Renner
Notary Public

WARRANTY DEED

FROM ARTHUR B. KETTERER & wife,

TO DOROTHY M. KETTERER

JAMES CLIFTON MATLOCK & WIFE,

JIM ELLA MATLOCK

FILE: Sales Realty Co.

take up (C)

42872

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 22 2 32 PM '64

NOTED: BOOK 109 PAGE 556
RECORDING FEE $ 2.25
DEP. REG. JM

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PAID JUL 22 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

JUL 22 1964 18 43

STATE TAX $ 1.80
PROBATE
TOTAL $ 1.80

