TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Garland T. Matthews, Sr. & wife,
Corrine W. Matthews
2204 9th Avenue South
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee 37204
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 3906 PAGE 655
First Federal Savings
(NAME)
Union at Fourth
(STREET ADDRESS)
Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS
W22-5010
M/A P. 105-13
PAR. 402
C.M.W. 5010

For and in consideration of the sum of ----------($10.00)---------- DOLLARS
----------Ten and No/100

cash in hand paid by Garland T. Matthews, Sr. and wife, Corrine W. Matthews

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Marie M. Duncan, unmarried

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 3 on the Map of HANNAH TUNE'S SUBDIVISION of Lot No. 99 in the Waverly Land Company's Plan of Lots, as of record in Book 547, page 182, Register's Office for said County, described as follows:
BEGINNING at a point on the easterly margin of 9th Avenue South, formerly Kirkman Avenue, 76 feet northerly from the northeasterly corner of 9th Avenue South, and an alley; and running thence northerly with the easterly side of 9th Avenue South 50 feet to the southwest corner of Lot No. 2 in said subdivision; thence easterly with the line between Lots No. 2 and 3, 263 feet to another alley; thence southeasterly with the southwesterly margin of said alley 14 feet to the first mentioned alley; thence South 71° 2' West with the northwesterly margin of said alley 110 feet to the corner of Lot No. 4 in said Subdivision; and thence westerly with the line between Lots No. 3 and 4, 172.5 feet to the beginning.
Being the same property conveyed to WILLIAM B. DUNCAN AND WIFE, MARIE M. DUNCAN, by deed from Sadie A. McDaniel Lavender, widow, of record in Book 2801, page 387, said Register's Office. The said William B. Duncan, having since died.
This conveyance is made subject to taxes for the year 1965 which have been pro-rated and assumed by the purchasers.

This is unimproved (X) improved property, known as 2204 9th Avenue South, Nashville, Tennessee 37204
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 June, 19 65

Marie M. Duncan

STATE TAX $ 15.00
PROBATE .50
TOTAL $ 15.50

JUN 28 1965
R. E. WORRALL
COUNTY COURT CLERK
PAID JUN 28 1965

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Marie M. Duncan, unmarried, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 19 65

APR 15 1969

Commission expires ---------- Notary Public [illegible]

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
MARIE M. DUNCAN, UNMARRIED

TO
GARLAND T. MATTHEWS, SR. AND WIFE, CORRINE W. MATTHEWS

REGISTER STAMP BELOW

86726

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 28 3 36 PM '65

NOTED BOOK 111 PAGE 57
RECORDING FEE $ 2.00
DEP. REG.

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

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TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
TITLE INSURANCE CORPORATION
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