WARRANTY DEED

BOOK 4229 PAGE 797

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Murrell E. Mathis et ux.	Lovell & Malone, Inc.	3D-50220
(NAME:) 2605 Pleasant Green Road	(NAME:) 4th Ave. at Deaderick Street	Map 62-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 39
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Twenty One Thousand Four Hundred Six and no/100 ------- ($21,406.00) ------- *Dollars,*
of which $5,000.00 has been paid in cash by Murrell E. Mathis and wife, Margaret H. Mathis, the receipt of which is hereby acknowledged, and for the remainder the said Murrell E. Mathis and wife have assumed and agree to pay the unpaid balance of $16,406.00 of an original indebtedness of $17,700.00 secured by deed of trust of record in book 3626, page 213, Register's Office for Davidson County, Tennessee,

We, James A. Drake and wife, Maxine D. Drake,

have this day bargained and sold, and do hereby transfer and convey unto the said
Murrell E. Mathis and wife, Margaret H. Mathis, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 95 on the Plan of Section II, Sutherland Heights, as of record in Book 2663, page 58, Register's Office for said County.
Said Lot No. 95 fronts 120 feet on the northerly side of Pleasant Green Road and runs back 257 feet on the westerly line and 275.9 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 155.8 feet. Said dead line in the rear is a broken line.
Being the same real property conveyed to James A. Drake and wife, Maxine D. Drake, by deed from Kenneth H. Noeller and wife, of record in book 4004, page 91, said Register's Office.

This conveyance is made subject to 10-foot public utility easement, utility anchor easement, 60-foot building setback line from Pleasant Green Road, and conditions of owners certificate, as shown on plan of record in book 2663, page 58, Register's Office for said County; and to restrictive covenants of record in book 2745, page 403, and book 2795, page 97, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,406.00

Subscribed and sworn to before me, this the 11th day of April 1968

Affiant: Murrell E. Mathis

My commission expires: 6-1-70 (Affix Seal)

Notary Public: Harriet D. George

This is unimproved ( ) improved (X) property, known as 2605 Pleasant Green Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said
Murrell E. Mathis and wife, Margaret H. Mathis, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as above set out.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Murrell E. Mathis and wife, Margaret H. Mathis, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11th *day of* April, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HARRIET S. GEORGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

James A. Drake
Maxine D. Drake

This Instrument Was Prepared By Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harriet A. George, *a Notary Public in and for said County and State,* James A. Drake and wife, Maxine D. Drake,

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 11th *day of* April, *19*68.

Harriet A. George
Notary Public

Commission expires 6-1-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

13802

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 24 11 09 AM '68
NOTED BOOK 118 PAGE 630
RECORDING FEE $ 3.00
DEP. REG. 5

STATE TAX $ 55.64
PROBATE .50
TOTAL $ 56.14

APR 24 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Guar. Title 19341

WARRANTY DEED

FROM
James A. Drake et ux.

TO
Murrell E. Mathis et ux.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE