This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
[illegible]
MADISONVILLE, TENNESSEE 37354

WARRANTY DEED

BOOK 4229 PAGE 835

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Chas. A. Matthews (NAME:)	Same (NAME:)	MAP 18-16
214 Graves St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 149
Goodlettsville, Tenn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----$2,500.00----

----Two Thousand Five Hundred & No/100---- *DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged, we

Violet Rose Alexander, Cecil Bennett Fredd, Julia E. Brown, James T. Fredd, Annie E. Burks, Richard H. Fredd, Amos D. Fredd, John A. Fredd, Julius B. Fredd, and Claugious G. Fredd , being the only heirs-at-law of I. M. Fredd, deceased

have bargained and sold, and by these presents do transfer and convey unto the said Charles A. Matthews and Wife Alice Cantrell Matthews their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A Small tract of land in the 10th. Civil District of Davidson County, Tennessee, in the town of Goodlettsville, described as follows:

Beginning at a point in the west margin of Cafe Street, also called Herrod or Graves Street, being the northeast corner of the lot of Mary Mathes; thence with what was her north line, westerly 180 feet to Baker's east line; thence with Baker's east line northerly 112 feet to Ham Washington's southwest corner; thence with his south line easterly 180 feet to the west margin of Cafe Street; thence with the margin of the same, southerly 112 feet to the point of beginning.

Being the same property conveyed to I.M. Fredd by deed from Robert Wright and wife, Miranda Williams Wright, of record in Book 2813, page 273, said Register's Office. The said I. M. Fredd having since died intestate, fee simple title to said property is now vested in his heirs-at-law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,500.00

Subscribed and sworn to before me, this the 24th day of April, 19 68

Charles A. Matthews
Affiant

My commission expires: 7-31-68 (Affix Seal)

Matt N. Thomson
Notary Public

unimproved ( )
This is improved (X) property, known as 214 Graves St., Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles A. Matthews and Wife Alice Cantrell Matthews *their heirs and assigns, forever.*

And we *do covenant with the said* Charles A. Matthews and Wife Alice Cantrell Matthews *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* except 1968 taxes which have been prorated and will be paid by the Grantees

And we, Violet Rose Alexander, Cecil Bennett Fredd, Julia E. Brown, James T. Fredd, Annie E. Burks, Richard H. Fredd, Amos D. Fredd, John A. Fredd, Julius B. Fredd and Claugious G. Fredd *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles A. Matthews and Wife Alice Cantrell Matthews, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 20th *day of* January, *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.*

Violet Rose Alexander
Violet Rose Alexander

Cecil Bennett Fredd
Cecil Bennett Fredd

Julia E. Brown
Julia E. Brown

James T. Fredd

Eugenia Annie Burks
Annie E. Burks

Richard H. Fredd
Richard H. Fredd

x Amos D. Fredd
Amos D. Fredd

John A. Fredd
John A. Fredd

Julius B. Fredd
Julius B. Fredd

Claugious G. Fredd
Claugious G. Fredd

Eugenia

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Hale

Personally appeared before me, Sara Williams Jr., a Notary Public in and for said County and State, the within named Violet Rose Alexander

the bargainor, 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 Greensboro, Alabama, ~~Tennessee~~, this 27th day of January, 1968.

Sara Williams Jr. Notary Public.

Commission Expires Oct. 23 1969

STATE OF Alabama
COUNTY OF Hale

Personally appeared before me, Sara Williams Jr., a Notary Public in and for said County and State, the within named Cecil Bennett Fredd

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 Greensboro, Alabama, this 27th day of January, 1968.

Sara Williams Jr., Notary Public.

Commission Expires October 23, 1968

STATE OF Alabama
COUNTY OF Hale

Personally appeared before me, Sara Williams Jr., a Notary Public in and for said County and State, the within named Julia E. Brown

the bargainor, 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 Greensboro, Ala this 27th day of January, 1968

Commission Expires Oct 23, 1969 Sara Williams Jr., Notary Public.

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, DONALD STROUP, a Notary Public in and for said County and State, the within named James T. Fredd

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 Chicago, Ill. this 26th day of JANUARY, 1968

Commission Expires My Commission Expires March 20, 1970, Notary Public.

STATE OF Alabama
COUNTY OF Hale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugenia Annie F. Burks the bargainor, 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 Greensboro, Ala this 27th day of January, 1968

Commission Expires Oct 23, 1969 Notary Public.

STATE OF TENN-
COUNTY OF KNOX

Personally appeared before me, Fred E. Pruett, a Notary Public in and for said County and State, the within named Richard H. Fredd 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 Knoxville Tenn this 6 day of Feb- 1968

Commission Expires Jan 19-1972 Fred E Pruett Notary Public.

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, H. Francis [illegible], a Notary Public in and for said County and State, the within named Amos D. Fredd 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 Pittsburgh Pa this 15 day of Feb, 1968

Commission Expires 1st Mon of 1972 Notary Public.

1211 Fulton St Pgh PA 1-5233

My Commission expires 1st Mon of 1972

STATE OF [illegible]
COUNTY OF [illegible]

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John A. Fredd 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 [illegible] this 14th day of [illegible], 1968

Commission Expires [illegible] Notary Public.

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, THE UNDERSIGNED JULIUS B. FREDD, a Notary Public in and for said County and State, the within named Julius B. Fredd 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 CHICAGO, ILL this 19TH day of FEB, 1968

Commission Expires My Commission Expires April 19, 1971 Notary Public.

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, Thomas [illegible], a Notary Public in and for said County and State, the within named Claugious G. Fredd 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 Atlanta, Ga this 31 day of January, 1968

Commission Expires Notary Public, Georgia, State at Large My Commission Expires May 7, 1970 Notary Public.

STATE OF

MAIL- THOMSON REALTY
Goodlettsv. 11e Tenn

WARRANTY DEED

FROM
RICHARD H. FREDD, ET AL

TO
CHARLES A. MATTHEWS, ET UX

13816

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 24 11 45 AM '68
NOTE BOOK 118 PAGE 630
RECORDING FEE $ 7.50
DEP. REG. ____

STATE TAX $ 6.50
PROBATE .50
TOTAL $ 7.00

APR 24 1968

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

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE