WARRANTY DEED

BOOK 4389 PAGE 543

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theo R. Braden, (NAME)	Same (NAME)	Map 82-3
1005 Stockell Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 207
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Ag.

FOR AND IN CONSIDERATION of the sum of Eight Thousand One Hundred Fifty and No/100 ($8,150.00)---------- Dollars,

cash in hand paid by Theo R. Braden, the receipt of which is hereby acknowledged,

we, Mary Birrer Matthews and husband John H. Matthews, Jr.,

have this day bargained and sold, and do hereby transfer and convey unto the said

Theo R. Braden, a widow, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 10 feet of Lot No. 39 and the southerly 40 feet of lot No. 40 on the Map of the Benedict Land Company's subdivision of the Lindsley Tract, as of record in book 332, page 40, Register's Office for said County.
Said parts of lots Nos. 39 and 40 front together 50 feet on the easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.
Being the same property devised to Mary Birrer Matthews by the Will of Mary Whitehead Birrer, of record in Will Book 92, page 428, Office of the County Court Clerk for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8150.00

Subscribed and sworn to before me, this the 31st day of December 19 69

Affiant Theo R. Braden

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Enoch

This is improved (x) unimproved ( ) property, known as 1005 Stockell Street, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Theo R. Braden, a widow, her

(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.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Theo R. Braden, a widow, her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 31st day of December, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary Birrer Matthews

John H. Matthews Jr.

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

BOOK 4389 PAGE 544

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Mary Birrer Matthews and husband John H. Matthews, Jr.,

*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* 31st *day of* December, *19*69.

Mary Ensley
Notary Public

Commission expires June 6, 1972

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 .....

Guaranty Title 306 322

WARRANTY DEED

FROM

Mary Birrer Matthews et vir

TO

Theo R. Braden

A 64984

IDENTIF. REFERENCE

JAN 2 9 53 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-27	CONV	*8,150.00				
JAN-27	S'TAX		B*	21.06		
JAN-27	PR'FEE		B*	.50		
JAN-27	W'DEED		B*	3.00	*	24.56

Compliments of

Guaranty Title

Office of

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