Prepared by: WILLIAM D. CASTLEMAN, ATTY., 218 Third Ave., North, Nashville, Tennessee

WARRANTY DEED

BOOK 4431 PAGE 996

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Matherly, et ux (NAME)	United Mortgagee Serv. Corp. (NAME)	Map 43 13
420 Elm Street (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 384
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	11D 48790

FOR AND IN CONSIDERATION of the sum of TEN & no/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the grantees, JAMES D. MATHERLY and wife, KAY D. MATHERLY, and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption of the unpaid balance of a certain note which is secured by a Deed of Trust to United Mortgagee Servicing Corporation of record in Book 4380, Page 573, Register's Office for Davidson County, Tennessee, payable as therein specified;

I, Kenneth Alan Taylor,

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

JAMES D. MATHERLY and wife, KAY D. MATHERLY, their

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

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly 225 feet of Lot No. 41, Block "I" on the Plan of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 50 feet on the southerly margin of Elm Street and extends back between parallel lines 225 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Kenneth Alan Taylor, unmarried, by deed from Chester H. Rigsby and wife, Thelma Rigsby, by deed of record in Book 4280, Page 571, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,588.38

Subscribed and sworn to before me, this the 15th day of July 19 70.

Affiant

My commission expires: July 29, 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 420 Elm Street (House Number) Madison (Street) Tennessee 37115 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 JAMES D. MATHERLY and wife, KAY D. MATHERLY, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES D. MATHERLY and wife, KAY D. MATHERLY, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 15th *day of* July, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth Alan Taylor

Kenneth Alan Taylor

Mrs. Sandra L. Taylor

I, Sandra L. Taylor, hereby join in this conveyance for purpose of conveying any interest that I have, or could at any time have, to and in the hereinabove described property.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Archie L. Hutton, *a Notary Public in and for said County and State,* Kenneth Alan Taylor & wife, Sandra L. Taylor,

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* 15th *day of* July, *19*70.

Archie L. Hutton
Notary Public

Commission expires July 29, 1970

HUTTON REALTY CO. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

JUL 17 70	CONV	12,502.32				
JUL 17 70	S'TAX		A*	32.50		
JUL 17 70	P&F FEE		A*	.50		
JUL 17 70	W'DEED		A*	3.00	*	36.00

Please return to: HUTTON REALTY CO., 935 Woodland St., Nashville, Tennessee 37206

WARRANTY DEED

FROM
KENNETH ALAN TAYLOR,
TO
JAMES D. MATHERLY, ET UX.

A 8 3 9 3 1

IDENTIF. REFERENCE

JUL 17 9 19 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

HUTTON Realty Co.
935 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
TELEPHONE 228-2691