BOOK 4439 PAGE 702

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,950.00

John W Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF August 1970

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Atty., 5333 Charlotte Ave., Nash., Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Matthews and wife (NAME)	United Mortgagee Servicing Corp. (NAME)	9e-16
504 American Road (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	94
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Evelyn L. Sessions

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Matthews and wife, Arline V. Matthews

HEREINAFTER CALLED THE 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. 92 on the Plan of Charlotte Park Subdivision, Section 1, as of record in Book 2663, page 2-6, Register's Office for said County.

SAID Lot No. 92 fronts 70 feet on the northerly side of American Road and extends back 190.0 feet on the westerly line and 112.0 feet on the easterly line to an irregular line in the rear on which it measures 104.8 feet.

BEING the same property conveyed to Evelyn L. Sessions, for her sole and separate use, by deed from William V. Wilkerson and wife, Ersye M. Wilkerson, of record in Book 4404, page 540, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to United Mortgagee Servicing Corp., of record in Book 3545, page 391, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 504 American Rd. Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 17 day of August, 1970

Evelyn L. Sessions

STATE OF TENNESSEE
Davidson County

BOOK 4439 PAGE 703

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn L. Sessions

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 Nashville, Tennessee, this 17 day of August 1970

Commission expires 7/31/73

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
EVELYN L. SESSIONS

TO
JOHN MATTHEWS AND WIFE, ARLINE V. MATTHEWS

A 87392

IDENTIF. REFERENCE

AUG 19 12 20 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 19 70	CONV	17,950.00			
AUG 19 70	S TAX		A*	46.54	
AUG 19 70	P R FEE		A*	.50	
AUG 19 70	W DEED		A*	3.00	* 50.04

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.