BOOK 4448 PAGE 802

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
William B. Earps, et ux	William B. Earps, et ux	Map. 73-13
(NAME) 1517 Rosebank Avenue	(NAME) 1517 Rosebank Avenue	Par. 140
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100
($10.00)----------*Dollars,*
cash in hand paid by the grantees; William B. Earps, and wife, Maxine D. Earps, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, Wallace Matthews and wife, Mae P. Matthews,

have this day bargained and sold, and do hereby transfer and convey unto the said
William B. Earps and wife, Maxine D. Earps, their

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Mailan Heights, as of record in book 1835, page 90, Register's Office for said County.

Said lot No. 39 fronts 72 feet on the easterly side of Rosebank Avenue and extends back 137.4 feet on the northerly line and 175 feet on the southerly line to a broken line in the rear, measuring 87.7 feet thereon.

Being the same property conveyed to Wallace Matthews and wife, Mae P. Matthews, by deed from Floyd Adkisson, et al, of record in book 2020, page 31, said Register's Office.

This conveyance is made subject to easements, setback lines, etc., as shown on the plan of record in book 1835, page 90; 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 $ 18,000.00

Subscribed and sworn to before me, this the 17th day of September, 19 70.

Affiant

My commission expires: 6-1-73
(Affix Seal)

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 1517 Rosebank Avenue, 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 belonging to the said
William B. Earps and wife, Maxine D. Earps, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William B. Earps and wife, Maxine D. Earps, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 17th *day of* September, 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.*

Wm Matthews

Mae P Matthews

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

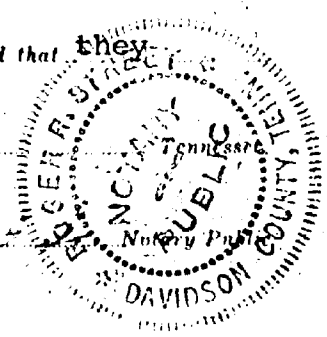
Personally appeared before me, ... *a Notary Public in and for said County and State,* Wallace Matthews and wife, Mae P. Matthews,

..... *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 25 *day of* September *19*70.

..... Notary Public

Commission expires .....



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 .....

SEP 30 70	CONV	18,000.00				
SEP 30 70	S'TAX		A*	46.80		
SEP 30 70	PR'FEE		A*	.50		
SEP 30 70	W'DEED		A*	3.00	*	50.30

WARRANTY DEED

FROM

WALLACE MATTHEWS, ET UX

TO

WILLIAM B. EARPS, ET UX.

A 9 1 5 4 4

IDENTIF. REFERENCE

SEP 30 10 30 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

Mae P. Matthews, Wife 3805 Hillsboro Rd. Nashville, Tenn. 37215