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

WARRANTY DEED

(CORPORATE FORM)

BOOK 4533 PAGE 299

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. David Matthews (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 72-15
1602 Branch Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pc. 133
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ($10.00) TEN & NO/100 Dollars,

Cash in hand paid by David Matthews and wife, Clara Matthews, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHEEK & JONES, INC., has bargained and sold, and does hereby transfer and convey unto the said DAVID MATTHEWS AND WIFE, CLARA MATTHEWS, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Cobb's Subdivision, as of record in Book 161, page 78, Register's Office for said County.

Said Lots front 109.6 feet on the west side of Branch Avenue, formerly McKinney Avenue and extends back between parallel lines, and along the north margin of a 12 foot alley, 172 feet to an alley in the rear.

(INCLUDED BUT EXCLUDED is that portion of Lot 1 which may be now embraced within the bounds of Cahal Avenue, which was formerly an alley.)

Being the same property conveyed to Cheek & Jones, Inc. by deed from David Matthews and wife, Clara Matthews, of record in Book 4483, page 76, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 27th day of August 1971

Affiant

My commission expires: My Commission Expires APRIL 30, 1975 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1602 Branch Street, 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 DAVID MATTHEWS AND WIFE, CLARA MATTHEWS, their (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said David Matthews and wife, Clara Matthews, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th day of August, 19 71, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHEEK & JONES, INC.

By: George W. Jones Jr.
President and Treasurer

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James D. Huddleston, a Notary Public of the State and County aforesaid, personally appeared George W. Jones, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President-Treasurer of the Cheek & Jones, Inc., the within named bargainor, a corporation, and that he as such President-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President and Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee this 27th day of August, 1971.

James D. Huddleston
Notary Public

My Commission Expires APRIL 30, 1975
Commission expires

AUG 31 7	CONV	15,500.00			
AUG 31 7	S TAX		A*	40.30	
AUG 31 7	RFEE		A*	.50	
AUG 31 7	WDEED		A*	4.00	* 44.80

001890-3

WARRANTY DEED

FROM
CHEEK & JONES, INC.

TO
DAVID MATTHEWS AND WIFE,
CLARA MATTHEWS

328843

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

AUG 31 9 57 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING