This Instrument Prepared By Ervin M. Entrekin, 1408 Parkway Towers, Nashville, Tennessee 37219.

RETURN TO: Ervin M. Entrekin
1408 Parkway Towers
Nashville, Tenn. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. C. Mathews, Contractor, Inc.	BOOK 4534 PAGE 169	Map 93-15
(NAME:) 480 Craighead Street	(NAME:) same	Par. 263-
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	264-265-
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	267-268-

For and in Consideration of the sum of ----------TEN---------- 301 pd
----------($10.00)---------- *DOLLARS*
cash in hand paid, receipt of which is hereby acknowledged and subject to existing mortgages of record, and in order to place title to property held for the use and benefit of R. C. MATHEWS, CONTRACTOR, INC. in the name of said corporation,

SEP-25 CONV 49,254.59
SEP-25 S'TAX A* 128.18
SEP-25 PR'FEE A* .50
SEP-25 W'DEED A* 6.00 * 134.68

RECORDER'S MEMO: Legibility of Writing, Typing or Printing Unsatisfactory When Received

We, ROBERT C. MATHEWS, JR. and WILLIAM R. MANIER *have bargained and sold, and by these presents do transfer and convey unto the said* R. C. MATHEWS, CONTRACTOR, INC., its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Being the northerly 40 feet of Lot No. 44 and all of Lot No. 45 on the Plan of Isaac Paul's Elysian Grove Lot, as of record in Plan Book 1, page 134, Chancery Court at Nashville. Said part of Lot No. 44 and all of Lot No. 45 front together 90 feet on the easterly side of 3rd Avenue South, formerly College Street, and extend back 138 feet, more or less, to an alley.
Being the same real property conveyed to Mathews and Manier by deed of Robert A. Keenan and wife of record in Book 4102, page 926, R.O.D.C.

TRACT II: Being the northerly 30 feet of Lot No. 43 and the southerly 10 feet of Lot No. 44 on the Isaac Paul's Elysian Grove Plan of Lots, as of record in Plan Book 1, page 134, Chancery Court at Nashville. Said parts of Lots Nos. 43 and 44 front together 40 feet on the easterly side of 3rd Avenue South, formerly College Street, and run back between parallel lines 135 feet, more or less, to an alley.
Being the same real property conveyed to Mathews and Manier by deed of Robert T. Cochran and wife of record in Book 4102, page 922, R.O.D.C.

TRACT III: Being the northerly 45 feet of Lot No. 46, all of Lot No. 47 and the southerly 5 feet of Lot No. 48 on the Isaac Paul's Elysian Grove Plan, as of record in Plan Book No. 1, page 134, of the Chancery Court at Nashville. Said parts of said lots adjoin and front together 100 feet on the east side of Third Avenue South, formerly College Street, and runs back between parallel lines 135 feet, more or less, to an alley.
Being the same real property conveyed to Mathews and Manier by deed of Freeman and Woodson by deed of record in Book 4107, page 113, R.O.D.C.

The actual consideration or value, whichever is greater, for this transfer is $49,254.59. Ervin M. Entrekin subscribed and sworn to before me, this the 29th day of July, 1971.

Commission Expires
August 5, 1972.

Maxine Boswell
NOTARY PUBLIC

MAXINE BOSWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TRACT IV: Being the northerly half of Lot No. 11 on the Plan of Isaac Paul's Elysian Grove, as of record in Plat Book 1, page 134, Chancery Court at Nashville. Said part of said Lot No. 11 fronts 25 feet on the westerly side of Second Avenue South, formerly South Market Street and runs back between parallel lines 135 feet, more or less, to an alley. Being the same real property conveyed to Mathews and Manier by deed of Watson of record in Book 4321, page 395, R.O.D.C.

ALICE C. MATHEWS, wife of ROBERT C. MATHEWS, JR. and MARY LEE M. MANIER, wife of WILLIAM R. MANIER join in the execution of this deed for the purpose of quitclaiming all right, title and interest which they may have in and to the above described property unto the said R. C. MATHEWS, CONTRACTOR, INC.

WILLIAM R. MANIER and WILLIAM R. MANIER, III are one and the same person.

ROBERT C. MATHEWS, JR. and ROBERT C. H. MATHEWS, JR. are one and the same person.

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IDENTIF. REFERENCE

SEP 2 2 37 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. C. MATHEWS, CONTRACTOR, INC., its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* R. C. MATHEWS, CONTRACTOR, INC. *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.* except for lien of installment deed of record in Book 4102, page 926, R.O.D.C., Book 4102, page 922, R.O.D.C., Book 4107, page 113, R.O.D.C., and deed of trust of record in Book 3973, page 778, R.O.D.C., and taxes for 1971 which are assumed by the purchaser.

And ROBERT C. MATHEWS, JR. and WILLIAM R. MANIER *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* R. C. MATHEWS, CONTRACTOR, INC., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29 *day of* July, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert C. Mathews Jr.
ROBERT C. MATHEWS, JR.

William R. Manier
WILLIAM R. MANIER

Alice C. Mathews
ALICE C. MATHEWS

Mary Lee M. Manier
MARY LEE M. MANIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* ROBERT C. MATHEWS, JR. and wife, ALICE C. MATHEWS

*the 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* 29 *day of* July, *19* 71.

Notary Public.

Commission Expires Jan. 23, 1972.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* WILLIAM R. MANIER and wife, MARY LEE M. MANIER

*the 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* 29 *day of* July, *19* 71.

Notary Public.

Commission Expires Jan. 23, 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 .....