WARRANTY DEED BOOK 4538 PAGE 49

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma B. Matthews (NAME:)	Same (NAME:)	59-19 (34)
3800 Dunbar Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of NINE THOUSAND FIVE HUNDRED and NO/100 ($9,500.00) ---------- *DOLLARS* cash, to us paid by THELMA BEATRICE MATTHEWS, the receipt of which is hereby acknowledged;

And, for the further consideration that the said THELMA BEATRICE MATTHEWS has assumed and agreed to pay an indebtedness in the sum of TWENTY-ONE THOUSAND and NO/100 ($21,000.00) DOLLARS, representing the unpaid balance of an original principal amount of $21,000.00 payable to Home Federal Savings and Loan Association, and which indebtedness is secured by a Deed of Trust from Capital City Mortgage Co., of record in Book 4202, page 626, Register's Office for Davidson County, Tennessee, the same constituting a first lien on the property herein conveyed.

Capital City Mortgage Co., has XXXX *bargained and sold, and by these presents do transfer and convey unto* does *the said* Thelma Beatrice Matthews, her ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 21 on the Plan of Royal Garden Estates Subdivision, of record in Book 3700, page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Capital City Mortgage Co., by deed from Lineberger Development Company, of record in Book ____, page ____, Register's Office for said county.

THIS INSTRUMENT PREPARED BY J. E. LINEBERGER, 111 Lyle Avenue, Nashville, Tennessee.

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 9500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. E. Lineberger

Subscribed and sworn to before me this the 10th day of Jan., 1968.

Nancy Edwards

My commision expires:

January 21, 1971

NOTARY PUBLIC

unimproved ( )
This is improved (X) 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 Thelma Beatrice Matthews, her ..... *heirs and assigns, forever.*

And it does XX *covenant with the said* Thelma Beatrice Matthews ..... *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by Deed of Trust of record in Book 4207, page 626, R.O.D.C., Tennessee, securing an indebtedness therein described and above referred to, which indebtedness the grantee has assumed and agreed to pay.

And Capital City Mortgage Co., does ..... *further covenant and bind* itself, its successors and assigns, *to warrant and forever defend the title to the said land to the said* Thelma Beatrice Matthews ..... her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10th *day of* January, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This instrument was prepared in the office of Barksdale, Whalley, Leaver, Gilbert & Frank
1310 Nashville Bank & Trust Building
Nashville, Tennessee
By

CAPITAL CITY MORTGAGE CO.
BY: James E. Lineberger
James E. Lineberger, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nancy Edwards *, a Notary Public of the State and County aforesaid, personally appeared* James E. Lineberger *, with whom I am personally acquainted, and who, upon oath, acknowledged* him self *to be* President *of the* Capital City Mortgage Co. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee *, this* 10th *day of* January *, 1968*

Nancy Edwards
Notary Public

Commission Expires January 31, 1971

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CAPITAL CITY MORTGAGE COMPANY

TO

THELMA BEATRICE MATTHEWS

B 3 1 0 9 6

IDENTIF. REFERENCE

SEP 20 12 44 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

SEP 20 71	CONV	*9,500.00			
SEP 20 71	STAX		A*	24.70	
SEP 20 71	PRFEE		A*	.50	
SEP 20 71	WDEED		A*	8.00	* 33.20