Prepared by: Harold S. Gray, Atty
3rd National Bldg. Nash. Tenn.

BOOK 1774 PAGE 554

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| First American National Bank, Trustee, U/W Madison W. Gilliam | First American National Bank Trust Department | 82-14 |
| 326 Union Street | 326 Union Street | |
| Nashville, Tenn. 37237 | Nashville, Tennessee 37237 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Thirty Thousand Seven Hundred Fifty and no/100 ($30,750.00) Dollars,

cash in hand paid by First American National Bank, Trustee under the will of Madison W. Gilliam, deceased, receipt of which is hereby acknowledged,

I,

Granville C. Mathis

have this day bargained and sold, and do hereby transfer and convey unto the said First American National Bank, Trustee under the will of Madison W. Gilliam, deceased, its (successors), ~~heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Oak Hill Valley, as of record in book 1835, pages 15 and 16, Register's Office for said County, described as follows:

Beginning on the northerly margin of Van Leer Drive at the corner of Lots Nos. 99 and 100; thence easterly with said Drive, 180.37 feet to a monument; thence northeasterly around a slight curve, 34.29 feet to a monument in the west margin of Churchwood Drive; thence north with said Drive, 225.75 feet to the corner of Lots Nos. 98 and 99; thence westerly along the line of said lots, 200 feet to the rear corner of Lots 99 and 100; thence southerly with the line of said lots, 247.70 feet to the beginning.

Being the same property conveyed to Granville C. Mathis and Madison W. Gilliam, by deed from First American National Bank, Nashville, Tennessee, Trustee, under the will of Erminie Laurent Matthews, of record in Book 4108, page 439, Register's Office of said County.

This conveyance is limited to the grantors undivided one-half (½) interest in the property. Taxes for the year 1973 have been pro-rated and assumed by the buyer.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,750.00

Subscribed and sworn to before me, this the 20th day of December 1973

Affiant: Granville C. Mathis

My commission expires: Notary Public Expires August 14, 1976 (Affix Seal)

Notary Public: Frances E. Carter III

This is improved (X) unimproved property, known as 4621 Churchwood 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 First American National Bank, Trustee under the will of Madison W. Gilliam, its (successors), ~~heirs~~ and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for matters shown on the Plan of record in Book 1835, page 15, an instrument of record in Book 1883, page 554 with restrictive covenants of record in book 1788, page 186 and book 1869, page 539, R.O.D.C. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said First American National Bank, Trustee under the will of Madison W. Gilliam, its (successors), ~~heirs~~ and assigns, against the lawful claims of all persons.

Witness my hand this 20th day of December, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Granville C. Mathis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Francis E. Carter III, Granville C. Mathews, *a Notary Public in and for said County and State,*

*the within named 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* Nashville *Tennessee, this* 20th *day of* December, *19* 73

Francis E. Carter III *Notary Public*

*Commission Expires* Commission Expires August 14, 1976

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*.....

DEC20'73 CONV 30,750.00
DEC20'73 STAX A* 79.82
DEC20'73 PRTFEE A* .50
DEC20'73 WDEED A* 4.00 * 84.32

**WARRANTY DEED**

FROM

Granville C. Matthews

TO

First American National Bank, Trustee

C 3 5 9 7 7

IDENTIF. REFERENCE

Dec 20 2 08 PM '73

FELIX Z. [illegible] 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