This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

BOOK 4792 PAGE 598

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne D. Matthews	Lovell & Malone, Inc.	11D-58608
(NAME)	(NAME)	
558 Roosevelt Avenue	Main Level, Parkway Towers	Map 43-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn.	Nashville, Tennessee	Parcel 287
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 OVC
TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and including the assumption of an indebtedness to secure to Lovell & Malone, Inc. in the original principal amount of $16,850.00 and of record in Book 4642, page 863, Register's Office of Davidson County, Tennessee.

La Wanda D. Trent is the same person as La Wanda G. Trent.

We, Danny D. Trent, Sr. and wife, La Wanda D. Trent

have this day bargained and sold, and do hereby transfer and convey unto the said

Wayne D. Matthews and wife, Martha N. Matthews, their

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

Lot No. 160 on the Plan of Madison Park, Section 7, as of record in Book 4300, page 84, Register's Office for said County.

Said Lot No. 160 fronts 83.85 feet on the southwesterly side of Roosevelt Avenue and extends back 106.8 feet on the easterly line and 126.6 feet on the westerly line to a dead line in the rear on which is measures 55.5 feet.

Being the same property conveyed to Danny D. Trent, Sr. and wife, La Wanda D. Trent by deed from John Riadon Homes, a Tennessee Corporation, of record in Book 4642, page 861, Registers Office of Davidson County, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 4487, page 188, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,900.00

Subscribed and sworn to before me, this the 27th day of February 19 74

Affiant

My commission expires: November 13,1977
(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 558 Roosevelt Avenue (House Number) (Street) Madison, Tennessee P. O. Address: City or Town STATE

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

WAYNE D. MATTHEWS AND WIFE, MARTHA N. MATTHEWS, 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* WAYNE D. MATTHEWS AND WIFE, MARTHA N. MATTHEWS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 27th *day of* February, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Danny D Trent Sr.
Danny D. Trent, Sr.

La Wanda D. Trent
La Wanda D. Trent

BOOK 4792 PAGE 599

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* Danny D. Trent, Sr. and wife, La Wanda D. Trent
La Wanda D. Trent is the same person as La Wanda G. Trent.

the within named bargainors, 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 Madison
this 27th *day of* February, *19* 74

Commission expires November 13, 1977

D. C. CARVER NOTARY PUBLIC Davidson Co. TENNESSEE LARGE STATE OF TENNESSEE

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 .....

AFTER RECORDING, RETURN TO:
IMPACT PROPERTIES
P.O. Box 311
MADISON, TENNESSEE 37115

MAR-1 CONV 20,900.00
MAR-1 STAX A* 54.34
MAR-1 PRFEE A* .50
MAR-1 WDEED A* 4.00 * 58.84

WARRANTY DEED

FROM
Danny D. Trent, Sr. et ux

TO
Wayne D. Matthews et ux

C 4 3 8 9 7

IDENTIF. REFERENCE

MAR 1 9 41 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

RECORDER'S NOTE
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.