BOOK 4812 PAGE 603 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,852.34

Betty M. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 74

Notary Public

MY COMMISSION EXPIRES: 7-31-77

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Hayes (NAME)	Guaranty Mortgage Company (NAME)	5D 52456
171 Brenda Lane (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 162-2
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 246

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN G. MATLACK and wife, SALLY P. MATLACK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT H. HAYES and wife BETTY M. HAYES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 288 on the plan of Colewood Acres, Section 4, of record in Book 4175, page 144, Register's Office for said County.

SAID Lot No. 288 fronts 70.00 feet on the southeasterly margin of Brenda Lane and extends back 201.2 feet on the northeasterly line and 164.7 feet on the southwesterly line to a broken line in the rear, measuring 106.86 feet thereon.

BEING the same property conveyed to John G. Matlack and wife, Sally P. Matlack by deed from Bill Wheeler Construction Company, Inc., of record in Book 4649, page 574, Register's office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of record in Book 4649, page 576, Register's Office for said County, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This conveyance is subject to all restrictions, easements, or other encumberances which are matters of public record.

This is unimproved ( ) improved (X) property, known as 171 Brenda Lane, Antioch, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 1st day of May, 1974

John D. Matlack
John G. Matlack

Sally P. Matlack
Sally P. Matlack

BOOK 4812 PAGE 604

STATE OF TENNESSEE
~~Davidson~~ County
Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN G MATLACK AND WIFE, SALLY P. MATLACK

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 Columbia, Tennessee, this 15th day of May 1974

Commission expires 7-31-74

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

C 53000

WARRANTY DEED

FROM
JOHN G. MATLACK ET UX

TO
ROBERT H. HAYES ET UX

IDENTIF. REFERENCE

MAY 6 4 13 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-6	CONV	29,852.31			
MAY-6	S'TAX		A*	77.74	
MAY-6	PR'FEE		A*	.50	
MAY-6	W'DEED		A*	4.00	* 82.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 372

Rec'd Book