ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles E. Matthews	Mortgage Associates, Inc.	
(NAME) 8002 Bonnafair Drive	(NAME) Box 28146	74-8
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn. 37076	(STREET ADDRESS) Atlanta, Ga. 30328	85
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100----------DOLLARS

Cash paid by Charles E. Matthews and wife, Rama B. Matthews, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $27,500.00, secured by a deed of trust to Richard D. Cahoy, Trustee, dated December 19, 1973, of record in Book 4775, page 652, Register's Office for Davidson County, Tennessee.

We, Travis L. Spence and wife, Barbara A. Spence,
have bargained and sold, and by these presents do transfer and convey unto the said
Charles E. Matthews and wife, Rama B. Matthews,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 674 on the Plat of Hermitage Hills, Section 7, of record in Plat Book 3300, pages 62 and 63, Register's Office for said County, to which plat reference is here made for a complete description.

Being the same property conveyed to Travis L. Spence and wife, Barbara A. Spence, by deed from Billy C. Hollis and wife, as of record in Book 4775, page 650, said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 8th day of May, 1974.

X Travis L. Spence
Travis L. Spence

X Barbara A. Spence
Barbara A. Spence

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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 Travis L. Spence and wife, Barbara A. Spence,

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, this 8th day of May, 1974.

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,700.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles E. Matthews

Sworn to and subscribed before me this 8th day of May, 1974.

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name				Address
MAY10 74	CONV	31,700.00		
MAY10 74 S'TAX			A* 82.42	
MAY10 74 PR'FEE			A* .50	
MAY10 74	W'DEED		A* 4.00 *	86.92

WARRANTY DEED

FROM Travis L. Spence, et ux

TO Charles E. Matthews, et ux

C 53689

IDENTIF. REFERENCE

MAY 10 11 05 AM 74

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENNESSEE

Tennessee Title Office

Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

REVISED 4/1/74