BOOK 4832 PAGE 781

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Carol Matthews (NAME)	Security Federal Savings and Loan (NAME)	83-7
2302 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	307 Pt
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tenn.

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

We, Richard E. Boguskie and wife, Marynelle S. Boguskie,

.....

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

Melissa Carol Matthews, her

..... *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Eastland Acres, Section One, as of record in Book 2133, page 103, Register's Office for said County.

Said Lot 2 fronts 122 feet on the southerly side of Eastland Avenue and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Richard E. Boguskie and wife, Marynelle S. Boguskie, by deed from James Porter Brent and wife, Mildred I. Brent, of record in Book 4252, page 293, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 2284, page 612, Register's Office of Davidson County, Tennessee, and ten-foot easement for utilities along the rear of the lot, a 60-foot setback line from Eastland Avenue, and conditions of owner's certificate as shown on plan of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 9th day of July 1974

My commission expires: 8/2/76 (Affix Seal)

Affiant: X Melissa C. Matthews

Notary Public: Patrick J. McGuigan

McGUIGAN NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved ( ) property, known as ..... (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 .....

Melissa Carol Matthews, her

..... *(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.* except for the 1974 taxes, which have been pro-rated and assumed by the grantee herein.

further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Melissa Carol Matthews, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* $ ..... *this* 5th *day of* July, *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.*

Richard E. Boguskie

Marynelle S. Boguskie

BOOK 4832 PAGE 782

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patrick T. McGuigan, a Notary Public in and for said County and State, Richard E. Boguskie and Marymelle S. Boguskie the within named bargainor, 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, Tennessee this 5th day of July, 19 74.

Patrick J. McGuigan
Notary Public

Commission expires 8/2/76

PATRICK J. McGUIGAN NOTARY PUBLIC DAVIDSON CO.

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 _____

WARRANTY DEED

FROM

Richard E. Boguskie et us

TO

Melissa Carol Matthews

Mail to: Union Trust Co.
2700 Franklin Rd.
Nashville, Tenn.
P.O. Box 40157

C 62336

IDENTIF. REFERENCE

JUL 10 9 58 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

JUL 10 74	CONV	37,500.00				
JUL 10 74	S'TAX		A*	97.50		
JUL 10 74	PR'FEE		A*	.50		
JUL 10 74	W'DEED		A*	4.00	*	102.00