PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 1974.

Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will Allen Matthews, Jr. Et Al (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	Map 92-7
2342 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Pcl. 119
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, William D. Hammonds and wife, Janice M. Hammonds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Will Allen Matthews, Jr. and wife, Sally R. Matthews and Amelia W. Matthews

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. 5 on the Map of L. A. Warren's re-subdivision of Block C of the R. M. Dudley Subdivision as of record in Book 843, page 102, said Register's Office.

SAID Lot No. 5 fronts 70 feet on the Westerly side of Riverside Drive, formerly Riverside Blvd. and extends back 175.5 feet on the Northerly line and 178 feet on the Southerly line to a dead line in the rear on which it measures 51 feet.

BEING the same property conveyed to William D. Hammonds and wife, Janice M. Hammonds by deed from North American Acceptance Corporation of record in Book _____, page _____, Register's Office for said County.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $22,500.00 Affiant

Subscribed and sworn to before me this 6th day of August 1974.

Deputy Register

This is unimproved ( ) improved (X) property, known as 2342 Riverside Drive (House Number) (Street) Nashville, Tennessee (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 hands this 30th day of July, 19 74

William D. Hammonds

STATE OF TENNESSEE
Davidson County

BOOK 4841 PAGE 170

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Hammonds and wife, Janice M. Hammonds

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, Tennessee, this 30th day of July 19 74

Commission expires 5/23/77

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

WARRANTY DEED

FROM
WILLIAM D. HAMMONDS AND WIFE,
JANICE M. HAMMONDS

TO
WILL ALLEN MATTHEWS, JR. AND
WIFE, SALLY R. MATTHEWS AND
AMELIA W. MATTHEWS

C 6 6 1 5 3

IDENTIF. REFERENCE

AUG 6 1 53 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-6-74	CONV	22,500.00				
AUG-6-74	S'TAX		A*	58.50		
AUG-6-74	PR'FEE		A*	.50		
AUG-6-74	W'DEED		A*	4.00	*	63.00