BOOK 4855 PAGE 9

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Donald M. Matthys et ux	John W. Murphree Company	Map 162-5
(NAME)	(NAME)	Par. 275
331 Brewer Drive	1283 Murfreesboro Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ($10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC.

SEP 25	CONV	35,150.00			
SEP 25	S'TAX		A*	88.66	
SEP 25	PR'FEE		A*	.50	
SEP 25	W'DEED		A*	4.00	* 93.16

have bargained and sold, and by these presents do transfer and convey unto the said Donald M. Matthys and wife, Lynda S. Matthys

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. 155 on the Plan of Hickory Valley Subdivision, Section III, of record in Plat Book 4460, page 86, Register's Office for said County.

Said Lot 155 fronts 78.17 feet on the south margin of Brewer Drive and extends back 181.07 feet on the west line and 132.12 feet on the east line, to a line on the rear on which it measures 101.58 feet.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin, Jr., and wife, of record in Book 4314, page 657, Register's Office for said County.

unimproved ( )
This is improved (x) property, known as 331 Brewer Drive (House Number) (Street)
Nashville, Tennessee (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 24 day of September, 19 74.

RANDALL PHILLIPS BUILDERS, INC.

By: [signature] Vice President

STATE OF TENNESSEE
COUNTY OF _____ BOOK 4855 PAGE 10

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Virginia Phillips, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. and _____ respectively of the RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that he as such Vice Pres. 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 Lunsford M. Hollins, Jr. as such Vice President and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 24 day of September, 19 74. Virginia Phillips Notary Public

Commission expires 8-18-75

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,150.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald M. Matthys

Sworn to and subscribed before me this 24 day of September, 19 74.

My commission expires 8-18-75 Notary Public Virginia Phillips

This instrument was prepared by:

C. H. Briley, Jr., Attorney, 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

G4-237789

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Donald M. Matthys et ux

C 72471

IDENTIF. REFERENCE

Sep 25 2 19 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

REGISTERS OFFICE
ASE PUT IN TENN. TITLE CO. BOX