C 82840

BOOK 4878 PAGE 92 FORM NO. WD-1

IDENTIF. REFERENCE

DEC 30 3 21 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $36,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 1974.

Notary Public Patsy A. Rath

MY COMMISSION EXPIRES: 5-10-75

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Mattea (NAME)	Hamilton Mortgage Corporation (NAME)	4D 24551
Baton Rouge Court (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Rd., N. E., Suite 135 (STREET ADDRESS)	Map 75-11
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Parcel 32

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, Ralvin Homes, Partnership of Ralph D. Stevens and Melvin L. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Mattea et ux Janice Mattea

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:

BEING Lot No. 450, on the Plan of Highlands of Tulip Grove, Section 2, of record in Plat Book 4675, page 95, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Ralvin Homes, a Partnership of Ralph D. Stevens and Melvin L. Jones by deed from Martin R. Bubis, Trustee of record in Book 4805, page 102, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to all easements and restrictions of recordin the Register's Office for said County.

DEC 30	CONV	36,800.00			
DEC 30	S'TAX		A*	95.68	
DEC 30	PR'FEE		A*	.50	
DEC 30	W'DEED		A*	4.00	* 100.18

This is unimproved ( ) improved (XX) property, known as Baton Rouge Court, Hermitage, 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 hands this 17th day of December, 19 74

Ralph D. Stevens

Melvin L. Jones

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph D. Stevens and Melvin L. Jones

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 17th day of December 1974.

Commission expires 5-10-75

Patsy A. Rath Notary Public

PATSY A. RATH NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE LARGE

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

RALVIN HOMES

TO

CHARLES L. MATTEA ET UX

File Bop #12