This Instrument Was Prepared
By WILLIAM C. BOYERS, ATTY.
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TENN. 37219

BOOK 4883 PAGE 51

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
CLARENCE DOUGLAS MATTHEWS	LOVELL & MALONE, INC.	Map 82-16
(NAME)	(NAME)	Par. 183
911 Fatherland Street	P. O. Box 2663, Uptown Station	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37206	Nashville, Tenn. 37219	
(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 in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, MAURICE KARR AND WIFE, JOY R. KARR

have bargained and sold, and by these presents do transfer and convey unto the said CLARENCE DOUGLAS MATTHEWS AND WIFE, PHYLLIS ELAINE MATTHEWS

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

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Barrow Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 13, Chancery Court at Nashville.

Said Lot No. 90 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Joy R. Karr by deed from Julia L. Mallernee, a Widow, as of record in Book 4656, page 910, said Register's Office.

unimproved ( )
This is improved (X) property, known as 911 Fatherland Street
(House Number) (Street)

Nashville, Tennessee 37206
(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 20th day of January 19 75

Maurice Karr
(Maurice Karr)

Joy R. Karr
(Joy R. Karr)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Fred M. Latham, a Notary Public in and for said County and State, the within named Maurice Karr and wife, Joy R. Karr

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 20th day of January, 1975.

My commission expires 10/19/76 Notary Public at Large

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____ 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 _____.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Clarence Douglas Matthews
(Clarence Douglas Matthews)

Sworn to and subscribed before me
this 20th day of January, 19 75.

My commission expires 10/19/76 Notary Public at Large

This instrument was prepared by:

Name Address

JAN22 75 CONV 21,950.00
JAN22 75 S'TAX A* 56.94
JAN22 75 PR'FEE A* .50
JAN22 75 W'DEED A* 4.00 * 61.44

WARRANTY DEED

FROM MAURICE KARR AND WIFE, JOY R. KARR

TO CLARENCE DOUGLAS MATTHEWS AND WIFE, PHYLLIS ELAINE MATTHEWS

C 85105

IDENTIF. REFERENCE

JAN 22 11 17 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

MAIL TO:
LOVELL & MALONE, INC.
404 JAMES ROBERTSON PARKWAY
CAPITOL STATION — P. O. BOX 2663
NASHVILLE, TENNESSEE 37219