This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn.

# WARRANTY DEED

BOOK 4890 PAGE 827

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Henry Clay Matthews, Jr. | Henry Clay Matthews, Jr. | ~~76-13~~M 66 |
| ~~1714~~ 709 23rd Sc<br>~~1714 Dickerson Road~~ | ~~1714 Dickerson Road~~ | ~~P~~ Px 28 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, Tenn. 37207 | (STREET ADDRESS)<br>Nashville, Tenn. 37207 | M. D. |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Twenty Five Hundred and No/100 ($2500.00)

*Dollars,*

of which Two Hundred and No/100 ($200.00) Dollars has been paid in cash, the receipt of which is hereby acknowledged, and for the balance, Twenty Three Hundred and No/100 ($2300.00) Dollars Henry Clay Matthews, Jr. has executed his note of even date herewith payable to the order of Pauline Gupton, in 46 equal consecutive principal monthly installments of $50.00 each, the first installment due October 9, 1973 and one installment due and payable on the 9th. day of each consecutive month until the entire note has matured, with 7% interest from date, payable monthly, and to secure payment of said note, a lien is retained on the land hereby conveyed, we, Pauline Gupton and husband, R. M. Gupton,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Henry Clay Matthews, Jr. and his

*certain real estate in Davidson County, Tennessee, as follows:* ~~XXXXXXX~~ *heirs and assigns,*

Beginning at a stake in the southwesterly right of way of Tennessee Central Railroad, 50 feet from it's center line, N. E. corner of a small tract sold to Dan McCuiston, formerly a part of this tract; thence with said railroad right of way, S. 71° E. 433 feet to a stake in said right of way; thence at right angles, S. 19° W. passing an elm tree, in all 91 feet to a stake on the edge of Cumberland River; thence down Cumberland River at water's edge, N. 71½° W. 434 feet to a stake, McCuiston's S. E. corner; thence with McCuiston's east line, N. 19° E. about 120 feet to the beginning.

And being the same land conveyed to Pauline Gupton by deed from R. M. Gupton, of record in Deed Book 4701, Page 510, Register's Office of Davidson County, Tennessee, and the same land conveyed to Pauline Gupton and husband, R. M. Gupton, by deed from Georgia Eckhardt, of record in Book 3853, Page 437, Register's Office of said County.

REGISTER'S OFFICE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2500.00

Subscribed and sworn to before me, this the 10th day of September, 19 73

Affiant

My commission expires ~~XXXXXXXXXXXXXXXXXXXX~~ Jan. 5, 1975 (Affix Seal)

Notary Public

This is improved ~~unimproved~~ 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* Henry Clay Matthews, Jr. and his

~~XXXXXXX~~ *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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Henry Clay Matthews, Jr. and his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 10th *day of* September, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pauline Gupton

R. M. Gupton

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ CHEATHAM }

*Personally appeared before me,* Rebecca Stewart *a Notary Public in and for said County and State,* Pauline Gupton and husband, R. M. Gupton,

the within 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* Ashland City, *Tennessee, this* 20th *day of* September, *19* 73.

REBECCA STEWART NOTARY PUBLIC CHEATHAM CO. TENN.

Rebecca Stewart *Notary Public*

*Commission expires* Jan. 15, 1975.

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| FEB20 75 | CONV | *2,500.00 | | | | |
| FEB20 75 | MORT'G | *2,300.00 | | | | |
| FEB20 75 | S'TAX | | A* | 6.50 | | |
| FEB20 75 | S'TAX | | A* | .30 | | |
| FEB20 75 | PR'FEE | | A* | .50 | | |
| FEB20 75 | W'DEED | | A* | 4.00 | * | 11.30 |

**WARRANTY DEED**

FROM

PAULINE GUPTON AND HUSBAND, R. M. GUPTON

TO

HENRY CLAY MATTHEWS, JR.

C 8 8 2 2 1

IDENTIF. REFERENCE

FEB 20 12 47 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE