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

BOOK 4895 PAGE 960

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jefferson D. Choate	same	M 66
(NAME)	(NAME)	
R. 3, Hydes Ferry Road,		P. 28
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37218		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of Two Thousand Seven Hundred Fifty and No/100 ($2,750.00) *Dollars,* cash paid by Jefferson D. Choate, the receipt of which is hereby acknowledged, we, Henry Clay Matthews, Jr. and wife, Martha Elizabeth Matthews,

have this day bargained and sold, and do hereby transfer and convey unto the said Jefferson D. Choate, and his ~~successors~~ heirs and assigns, *certain real estate in* Davidson ~~IR~~ County, Tennessee, as follows:

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 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 Henry Clay Matthews, Jr. by deed from Pauline Gupton and husband, R. M. Gupton, of record in Book 4890, Page 827, Register's Office of Davidson County, Tenn.

I, Pauline Gupton, declare that I am the true and lawful holder and owner of the note and entire indebtedness described in and secured by lien retained in deed above mentioned, and acknowledge receipt of payment of said note and indebtedness in full and hereby release the lien retained in said deed to secure the same, joining herein for that purpose only.

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value whichever is greater, for this transfer is $ 2,750.00

Subscribed and sworn to before me, this the 22nd day of February 19 75

Affiant Jefferson D Choate

My commission expires: 1-21-79 (Affix Seal)

Notary Public Rebecca Stewart

This is unimproved / improved 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 Jefferson D. Choate, and his ~~successors~~ *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* Jefferson D. Choate, and his ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 22nd. *day of* February, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry C. Matthews Jr.

Martha E. Matthews

Pauline Gupton

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

Personally appeared before me, Rebecca Stewart, a Notary Public in and for said County and State, Henry Clay Matthews, Jr. and wife, Martha Elizabeth Matthews, and Pauline Gupton,

the within named bargainorS, 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 22nd day of February, 19 75

Rebecca Stewart Notary Public

My commission expires Jan. 21, 1979.

REBECCA STEWART NOTARY PUBLIC CHEATHAM CO. TENN.

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.....

MAR 14 75	CONV	*2,750.00			
MAR 14 75	S'TAX		A*	7.02	
MAR 14 75	PR'FEE		A*	.50	
MAR 14 75	W'DEED		A*	4.00	* 11.52

WARRANTY DEED

FROM

HENRY CLAY MATTHEWS AND WIFE, ETC.

TO

MARTHA ELIZABETH MATTHEWS

TO

JEFFERSON D. CHOATE

C 90579

IDENTIF. REFERENCE

MAR 14 9 31 AM '75

FELIX Z. WILSON TE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238