WARRANTY DEED

BOOK 4903 PAGE 718

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe F. Matthews, et ux (NAME)		12DA-
1602 Jones Avenue, (STREET ADDRESS OR ROUTE NUMBER)	Parties at the opposite address (STREET ADDRESS)	45445
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand and Five Hundred ---------- *Dollars,*

cash in hand paid by the vendees, the receipt of which is hereby acknowledged, by the vendors,

We, O.B. York and wife, Minnie R. York, *have this day bargained and sold, and do hereby transfer and convey unto the said* vendees, Joe F. Matthews and wife, Mattie G. Matthews, their (successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 33 and the southerly 35 feet of Lot No. 32 on the Map of Joywood as of record in Book 974, page 45, Register's Office for said County.
Said Lot No. 33 and part of Lot No. 32 front together 85 feet on the westerly side of Jones Avenue and run back between parallel lines 148 feet to a dead line.
Being the same property conveyed to O.B. York and wife, Minnie R. York, by deed from Robert C. Boyce, Jr., and wife, Georgia D. Boyce, of record in Book 2481, page 540, Register's Office for said County.
Said property is sold subject to an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by O.B. York and wife, Minnie R. York, across premises as set out in instrument of record in Book 4110, page 409, said Register's Office. As part of the consideration for this sale the vendors are granted the privilege of retaining possession of said property rent free until May 4, 1975.
Taxes for 1975 have been pro-rated and are assumed by the vendees.

This instrument was prepared by
E. T. Hollins Jr., Atty. 903
Stahlman Bldg. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,500.00

Subscribed and sworn to before me, this the 12th day of April 19 75

Affiant O B York

My commission expires My Commission Expires Aug. 14, 1976 (Affix Seal)

Notary Public E B Wilmore

This is improved (X) property, known as 1602 Jones Avenue, Nashville, Tennessee 37207
(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 Joe F. Matthews and wife, Mattie G. Matthews, their (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.,* except as aforestated.

We *further covenant and bind* ourselves and our heirs and representatives, *to warrant and forever defend the title to said real estate to said* Joe F. Matthews and wife, Mattie G. Matthews, and their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 12th *day of* April 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

O B York
O.B. York

Minnie R. York
Minnie R. York

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E B Wilmore *, a Notary Public in and for said County and State,* O.B. York and wife, Minnie R. York

the within named 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, Davidson County, Tenn. *this* 12th *day of* April, *19* 75.

E B Wilmore
Notary Public

Commission expires My Commission Expires Aug. 14, 1976

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 .....

APR 14 75	CONV	17,500.00			
APR 14 75	S'TAX		A*	45.50	
APR 14 75	PR'FEE		A*	.50	
APR 14 75	W'DEED		A*	4.00	* 50.00

WARRANTY DEED

FROM O.B. York, et ux

TO Joe F. Matthews, et ux

C 9 4 0 9 4

IDENTIF. REFERENCE

APR 14 10 54 AM '75

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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