FORM NO. WD-1

BOOK 4905 PAGE 903

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,958.20

James W. Bilyeu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 1975

Notary Public

MY COMMISSION EXPIRES: Aug. 25, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. BILYEU (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. (NAME)	#26W-4415
1517 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Map 103-14
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Parcel 34

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, GEORGE C. MATTISON, JR., and wife, CECILIA C. MATTISON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. BILYEU

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:

LAND in Davidson County, Tennessee, being Lot No. 5 of Block "L" as shown on the Plan of Cherokee Park, Section 3, as of record in Book 834, pages 2 and 3, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 60 feet on the westerly side of Cherokee Road and runs back 125.62 feet on the northerly line and 126.78 feet on the southerly line to a dead line, measuring 60 feet thereon.

BEING the same property conveyed to George C. Mattison, Jr., and wife, Cecilia C. Mattison, by deed from Brian Jack Sweetman and wife, Carolyn J. Sweetman, as of record in Book 4735, page 564, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 819, page 213, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein, assumes and agrees to pay the unpaid balance owing on a certain note, executed by Brian Jack Sweetman and wife, Carolyn J. Sweetman, to First Federal Savings & Loan Association in the original principal amount of $24,250.00, of record in Book 4570, page 1, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 105 Cherokee Road, Nashville, 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 21st day of April, 1975

George C. Mattison, Jr.

Cecilia C. Mattison

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 George C. Mattison, Jr., and wife, Cecilia C. Mattison,

the 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 Nashville, Tennessee, this 21st day of April, 1975.

Commission expires Aug 9, 1975

Al Hersh
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
GEORGE C. MATTISON, JR., etux

TO
JAMES W. BILYEU

C 95073

IDENTIF. REFERENCE

APR 21 2 54 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 21	CONV	33,958.20			
APR 21	S'TAX		A*	88.40	
APR 21	PR'FEE		A*	.50	
APR 21	W'DEED		A*	4.00	* 92.90

Box #4