INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY-NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	THOMAS R. MATHIAS	New Owner BOOK 4949 PAGE 807
FIELD BOOK NUMBER(S) 24W2760	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2204 21st Avenue, South	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

MARGARET B. REYNOLDS and husband, MORGAN B. REYNOLDS, and
MARY B. BRADEN and husband, RICHARD A. BRADEN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS R. MATHIAS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 62 on the revised plan of George W. Blair's Subdivision of Belmont Heights, as per plan of record in Book 332, page 56, of the Register's Office of Davidson County, Tennessee; said part of said Lot 62 beginning at a point in the easterly margin of 21st Avenue, South 103 feet southwardly from the intersection of the easterly margin of 21st Avenue, South and Blair Avenue; running thence eastwardly and parallel to Blair Avenue, 174.2 feet to a point in the westerly margin of a 15 foot alley; thence southwardly with the west margin of said alley 71.6 feet to a point; thence westerly 196.8 feet to a point in the east margin of said 21st Avenue South; thence northerly along the east margin of 21st Avenue, South 75 feet to the beginning point.

Being the same property conveyed to Mary B. Braden and Margaret B. Reynolds, by deed from Noah W. Cooper, Trustee, of record in Book 1229, page 16, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1975 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of August, 19 75

Margaret B. Reynolds
MARGARET B. REYNOLDS

Morgan B. Reynolds
MORGAN B. REYNOLDS

Mary B. Braden
MARY B. BRADEN

Richard A. Braden
RICHARD A. BRADEN

DBH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4949 PAGE 808

Before me, James E. White, a Notary Public in and for the State and County aforesaid, personally appeared the within named Margaret B. Reynolds and husband, Morgan B. Reynolds and Mary B. Braden and husband, Richard A. Braden, 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, the 29th day of August, 1975.

My commission expires: 8/6/79

James E. White
Notary Public

JAMES E. WHITE NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 1975

MY COMMISSION EXPIRES: 8/6/79 (AFFIX SEAL)

James E. White
Notary Public

JAMES E. WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

MARGARET B. REYNOLDS & HUSBAND,
MORGAN B. REYNOLDS AND
MARY B. BRADEN & HUSBAND,
RICHARD A. BRADEN

TO

THOMAS R. MATHIAS

D 15040

IDENTIF. REFERENCE

SEP 10 2 25 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
1417 Fifth Avenue North
Nashville, Tennessee

SEP 10 75 CONV 90,000.00
SEP 10 75 CONV 20,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEP 10 75 S'TAX A* 286.00
SEP 10 75 PR'FEE A* .50
SEP 10 75 W'DEED A* 4.00 * 290.50

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public