Prepared by Howard G. Hong, Attorney
Statesman Bldg

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Walter R. Nipper, Jr. (NAME:)	SAME	Map 93-5-4
175 8th Ave N (STREET ADDRESS OR ROUTE NUMBER)	BOOK 5000 PAGE 796 (STREET ADDRESS)	Par. 21
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixty Thousand and no/100

($60,000.00) *DOLLARS*

Cash in hand to us paid by Walter R. Nipper, Jr. and wife Mildred, receipt of which is hereby acknowledged, we, First American National Bank of Nashville, in its capicity as Trustee under the wills of Charles G. Matthews, deceased, Erminie Laurent Matthews, deceased, and Ernest C. Matthews, III, deceased, and John Louis Matthews, Jr.

3-1-76 C.O. 60,000.00
ST - 156.00
P.F. .50
W.D. 6.00 162.50

D 37967

TAX IDENTIFICATION REFERENCE
MAR 1 10 06 AM '76
REGISTER DAVIDSON COUNTY, TENN.

have bargained and sold, and by these presents do transfer and convey unto the said Walter R. Nipper, Jr. and wife Mildred P. Nipper *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 part of Lot No. 162 on the Plan of the Original Town of Nashville, not of record, described as follows: Beginning on the westerly margin of 8th Avenue North as widened at the southeast corner of the First Parcel conveyed to The National Life & Accident Insurance Company by deed from R.W. Grizzard and wife, of record in book 1788, page 622, Register's Office for said County; thence southwardly 43.68 feet to a point; thence westwardly 156.8 feet, more or less, to the easterly margin of 9th Avenue North; thence with said Avenue northwardly 43.78 feet to a point; thence eastwardly 156.70 feet to the beginning.

A one-half undivided interest in premises was devised to First American National Bank as Trustee under the will of Charles G. Matthews, deceased, of record in Will Book 84, page 323, Probate Court for said County.

A one-fourth undivided interest in premises was devised to said Bank as Trustee under the will of Erminie Laurent Matthews, deceased, of record in Will Book 87, page 120, said Court.

A one-eighth undivided interest in premises was devised to said Bank as Trustee under the will of Ernest Crawford Matthews, III, deceased, of record in Will Book 107, page 706, said Court.

A one-eighth undivided interest in premises was devised to John Louis Matthews, Jr. under the will of the said Erminie Laurent Matthews, deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this the 3 day of February, 19 76

Notary Public

My commission expires: 4-2-79

(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON

unimproved ( )
This is improved (X) property, known as 175 Eighth Avenue North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter R. Nipper, Jr. and wife Mildred P. Nipper *their heirs and assigns, forever.*

And we *do covenant with the said* Walter R. Nipper and wife Mildred P. Nipper *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.*, except taxes for the year 1976, which are assumed by the buyers.

And we *do further covenant and bind* ourselves, our successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter R. Nipper, Jr. and wife Mildred P, Nipper, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 3rd *day of* February, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

P. L. Wells, TRUST OFFICER
First American National Bank, Trustee Under the Will of Charles G. Matthews, Erminie L. Matthews, and Ernest Matthews, but no further or otherwise

John Louis Matthews Jr.
John Louis Matthews, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5000 PAGE 798

Personally appeared before me, Evelyn N. Smith, a Notary Public in and for said County and State, the within named John Louis Matthews, Jr.

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 19 76.

Evelyn N. Smith, Notary Public.
Evelyn N. Smith

Commission Expires 7/30/79.

EVELYN N. SMITH NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Evelyn N. Smith, a Notary Public of the State and County aforesaid, personally appeared R. L. Smith, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Trust Officer of the First American National Bank of Nashville, the within named bargainor, a corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Trust Officer

Witness my hand and seal, at office in Nashville, Tennessee this 3rd day of February, 19 76.

Evelyn N. Smith
Notary Public

EVELYN N. SMITH NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 7/30/79.