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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1976

Notary Public

MY COMMISSION EXPIRES: May 14 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Battle Claiborne, 501 Union Street, Nashville, Tenn. 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mrs. Mary J. Matthews (NAME) | Guaranty Mtg. Co. (NAME) | Map 71-2 |
| 1243 North Avondale Cir. (STREET ADDRESS OR ROUTE NUMBER) | 311 Seventh Ave., North (STREET ADDRESS) | Par. 170 |
| Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37219 (CITY) (STATE) (ZIP) | |

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, G. Battle Claiborne, Bankruptcy Trustee in the United States District Court for the Middle District of Tennessee in case No. BR76-295

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary J. Matthews (unmarried)

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. 8 on the Plan of Trinity Hills Village, Section One, as of record in Book 4175, page 62, Register's Office for said county. Said Lot No. 8 fronts 77.0 feet on the easterly margin of North Avondale Circle and extends back 140.1 feet on the northerly line and 100.2 feet on the southerly line to a dead line in the rear measuring 53.1 feet thereon.
Being part of the property conveyed to Trinity Hills Village, Inc. by deed from M. N. Webb et ux, Ida Nell Webb, of record in Book 4245, page 588, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

Being the same property conveyed to Mary J. Matthews (unmarried) by Trinity Hills Village, Inc. by warranty deed of record in Book 4417, page 374, Register's Office for Davidson County.
Also being the same property listed by Mary J. Matthews on schedule B-1 of her bankruptcy petition No. BK-76-295 filed February 18, 1976 in the United States District Court for the Middle District of Tennessee.

This is unimproved ( ) improved (X) property, known as 1243 North Avondale Circle, Nashville, Tenn. 37207
(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 my hand this 24 day of June, 19 76

G. Battle Claiborne

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Battle Claiborne

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 24 day of June 1976

Commission expires May 14, 1978

Mary Kimbrough Eads
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 (his oath / their several oaths) acknowledged (himself / themselves) 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
G. Battle Claiborne
Trustee in Bankruptcy

TO
Mary J. Matthews

D 56982

IDENTIF. REFERENCE

JUL 6 2 41 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| JUL-6 | CONV | * 473.84 | | |
| JUL-6 | S TAX | | B* | 1.30 |
| JUL-6 | PR FEE | | B* | .50 |
| JUL-6 | W DEED | | B* | 4.00 |
| | | | * | 5.80 |