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THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
[illegible] FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Melva Matthews and | SAME | |
| Jim Ames (NAME) | (NAME) | 104-4 |
| 1204 16th Avenue South (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 228 Pat |
| Nash TN (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, it, the undersigned

MARTHA CARSON ENTERPRISES, INC.

*have this day bargained and sold, and do hereby transfer and convey unto the said*

MELVA MATTHEWS, a 1/2 undivided interest and
JIM AMES, a 1/2 undivided interest
their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the southerly 55 feet of the northerly 160 feet of Lot No. 24 on the Map of O. B. Hayes Rokeby Plan of Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 55 feet on the easterly side of 16th Avenue, South as widened, and runs back between parallel lines, parallel to and 105 feet south of the south margin of Edgehill Avenue, 150 feet to an alley.

Being the same property conveyed to Martha Carson Enterprises, Inc. by deed from Elizabeth Mae Appleton, of record in Book 4329, page 812, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $65,000.00

Subscribed and sworn to before me, this the 26th day of July, 76

Affiant

My commission expires 4/27/77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1204 16th Avenue, South (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*

MELVA MATTHEWS and JIM AMES
their *(successors),*

*heirs and assigns forever.* It *covenants that* it is *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 for 1976 taxes.

It *further covenants and bind* s itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* MELVA MATTHEWS and JIM AMES
their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* this 26th *day of* July, 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.*

MARTHA CARSON ENTERPRISES, INC.

BY: Martha Carson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ....., a Notary Public in and for said County and State, .....

.....

.....

the within named 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.....Tennessee. this .....day of....., 19.....

.....Notary Public

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Gail Pigg, a Notary Public of the State and County aforesaid, personally appeared Martha Carson, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be ..... of the Martha Carson Enterprises, Inc., the within named bargainor, a corporation, and that She as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as .....

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of July, 19 76.

Gail Pigg
Notary Public

Commission expires 4/27/77

NOTARY PUBLIC AT LARGE TENNESSEE

| | | | | | |
|---|---|---|---|---|---|
| AUG-6% | CONV | 65,000.00 | | | |
| AUG-6% S'TAX | | | B* | 169.00 | |
| AUG-6% PB'FEE | | | B* | .50 | |
| AUG-6% | W'DEED | | B* | 4.00 | * 173.50 |

WARRANTY DEED

FROM
Martha Carson Enterprises, Inc.

TO
Melva Matthews and
Jim Ames

D 62079

IDENTIF. REFERENCE

AUG 6 11 22 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238