WARRANTY DEED

BOOK 5054 PAGE 722

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33860.32

Michael W. Matlock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF August, 1976

Mary F. [illegible]
Notary Public

MY COMMISSION EXPIRES: 1-23-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Matlock (NAME)	Same (NAME)	65 5
Same (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 34
(CITY) (STATE) (P. O. ZIP)	(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, Danny J. Seagraves and wife, Rebecca B. Seagraves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Matlock and wife, Janice Matlock

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:

Being Lot No. 449, Sherwood Forest, Section 4, as of record in Book 4460, page 183, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Danny J. Seagraves and wife, Rebecca B. Seagraves by deed from Milford C. Smith and wife, Judith G. Smith, as of record in Book 4806, page 382, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 4385 Ranier Drive, Old Hickory, Tennessee 37138
(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 hand S this 5th day of August, 19 76

Danny J. Seagraves
Rebecca B. Seagraves

BOOK 5054 PAGE 723

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny J. Seagraves and wife, Rebecca B. Seagraves

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, TN. this 5th day of August, 19 76

Harold L. Cobb
Notary Public.

Commission Expires 8/1/79

STATE OF
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 purpose 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

D 6 2 0 9 4

IDENTIF. REFERENCE

AUG 6 12 31 PM '76

FELIX P. ... REGISTER
DAVIDSON COUNTY, TENN.

AUG-6%	CONV	32,860.32			
AUG-6%	S'TAX		B*	88.14	
AUG-6%	PR'FEE		B*	.50	
AUG-6%	W'DEED		B*	4.00	* 92.64

WARRANTY DEED

FROM

Danny J. Seagraves et ux

TO

Michael W. Matlock et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

LSLIFE TITLE INSURANCE
Company of New York