BOOK 5053 PAGE 325 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____ 19__.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Fred E. Cowden, Jr. (NAME) Suite 101, 4515 Harding Rd., Nash., TN 37205 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel A. Matthews, Jr., et ux (NAME)	Baker Mortgage Corporation (NAME)	8DA 24965
642 James Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	90-8
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	126

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, Joseph Albert Iddings and wife, Helen Iddings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel A. Matthews, Jr. and wife, Gerry Gail Matthews

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. 5, Jameswood Subdivision, of record in Book 3842, page 162, Register's Office for said County.

Said Lot No. 5 fronts 50.0 feet on the easterly margin of James Avenue and extends back between parallel lines, measuring 100.00 feet on the northerly line and 100.00 feet on the southerly line, to a line in the rear on which it measures 50.0 feet thereon.

Being of the same property conveyed to Joseph Albert Iddings and wife, Helen Iddings by deed of record in Book 4358, page 20, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 642 James Avenue (House Number) (Street) Nashville (P. O. Address) (City or Town) 37209 (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 17th day of August, 19 76

Joseph Albert Iddings

Joseph Albert Iddings

Helen Iddings

Helen Iddings

STATE OF TENNESSEE
Davidson County

DAVIDSON

BOOK 5059 PAGE 326

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Joseph Albert Iddings and wife, Helen Iddings

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 _____ day of _____ 19__

Commission expires 7-19-78

_____
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

FILE BOX 3

WARRANTY DEED

FROM
Joseph Albert Iddings and wife,
Helen Iddings

TO
Joel A. Matthews Jr. and wife,
Gerry Gail Matthews

D 6 4 0 8 7

INDEXING REFERENCE

AUG 20 9 17 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG20'76	CONV	19,250.00			
AUG20'76	S'TAX		B*	49.92	
AUG20'76	PR'FEE		B*	.50	
AUG20'76	W'DEED		B*	4.00	* 54.42