WARRANTY DEED

BOOK 5065 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
WAYNE D. MATTHEWS, et ux (NAME)	NOEL-PALMER MTG CO (NAME)	53-4
2403 CARTER AVENUE (STREET ADDRESS OR ROUTE NUMBER)	PARKWAY TOWERS (STREET ADDRESS)	P. 71
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE TN (CITY) (ZONE) (STATE)	

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

and other good and valuable considerations, receipt of which is hereby acknowledged,

We, John W. Russell, Jr., and wife, Camille Russell

have this day bargained and sold, and do hereby transfer and convey unto the said Wayne D. Matthews and wife, Martha Matthews, their

(successors), heirs and assigns,

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

Being Lot No. 64 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said lot fronts 85 feet on the north side of Carter Street and runs back between lines, 165.6 feet on the west line and 172 feet on the east line, to a dead line in the rear which is a broken line, on which it measures 85 feet.

Being the same property conveyed to John W. Russell, Jr., and wife, Camille Russell be deed from Lionel Ashburn and wife, Leona Ashburn of record in Book 3159, page 192, 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 $ 32,450.00

Subscribed and sworn to before me, this the 1 day of September 19 76

My commission expires: October 28, 1978 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2403 Carter Avenue, Nashville, Tennessee
(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 grantees their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 1ST day of September, 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.*

JOHN W. RUSSELL, JR.

CAMILLE RUSSELL

BOOK 5065 PAGE 767

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John W. Russell, Jr., and wife, Camille Russell

the within named 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* 1st *day of* September, *19* 76

Douglas R Berry
Notary Public

DOUGLAS R. BERRY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Commission expires October 28, 1978

STATE OF TENNESSEE }
COUNTY OF }

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

Witness my hand and seal, at office in ....., *this* ...day of..... *19*.....

.....Notary Public

Commission expires.....

THIS INSTRUMENT WAS PREPARED BY:

D 66633

THIS INSTRUMENT PREPARED BY:
DOUGLAS R. BERRY
ATTORNEY AT LAW
907 TWO MILE PARKWAY
GOODLETTSVILLE, TENN. 37072

IDENTIFICATION REFERENCE

Sep 7 1 22 PM '76

FEE REGISTER
DAVIDSON CO., TENN.

SEP-7[illegible]	CONV	32,450.00		
SEP-7[illegible]	S'TAX		B* 84.24	
SEP-7[illegible]	PR'FEE		B* .50	
SEP-7[illegible]	W'DEED		B* 4.00	* 88.74

WARRANTY DEED

FROM

JOHN W. RUSSELL, JR., et ux

TO

WAYNE D. MATTHEWS, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Library of Setun

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Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
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