BOOK 5087 PAGE 947

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

31,332.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF NOVEMBER, 1976

Notary Public

MY COMMISSION EXPIRES: 8-26-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston J. Tracey, Jr. (NAME)	SAME (NAME)	74-8
8002 Bonnafair Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	85
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-33924

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, Charles E. Matthews et ux Rama B. Matthews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston J. Tracey, Jr. et ux Beverly P. Tracey

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. 674 on the Plat of Hermitage Hills, Section 7, of record in Plat Book 3300, pages 62 and 63, Register's Office for said County, to which reference is hereby made for a more detailed description.

Being the same property conveyed to Charles E. Matthews and wife, Rama B. Matthews by deed from Travis L. Spence and wife, Barbara A. Spence of record in Book 4814, page 89, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is improved (X) unimproved ( ) property, known as 8002 Bonnafair Drive (House Number) (Street) Hermitage, Tennessee (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 12TH day of NOVEMBER, 19 76

Charles E. Matthews Charles E. Matthews

Rama B. Matthews Rama B. Matthews

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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 Charles E. Matthews et ux Rama B. Matthews

the bargainor, 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 [illegible], Tennessee, this 12TH day of NOVEMBER 19 76

Commission expires 8-20-80

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Charles E. Matthews

TO

Preston J. Tracey, Jr.

D 7 7 1 5

IDENTIFICATION REFERENCE

Nov 16 8 45 AM '76

REGISTER

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

11/16/76	CONV	31,882.0		
11/16/76	S'TAX		82.94	
11/16/76	REC'FEE		.50	
11/16/76	DEED		4.00	* 87.44