BOOK 5096 PAGE 592

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Douglas R. Matthews, Et.Ux.	The Chamberlain Company	06DA-37401
(NAME)	(NAME)	
520 Patterson Street	620 Lindsay St. at Oak	Map 133-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Chattanooga, TN 37403	Parcel 48
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and 00/100----------
----------($10.00)----------DOLLARS
and other good and valuable considerations, including grantees agreement to assume, be solely responsible for, and hold grantors harmless from a certain indebtedness secured by a deed of trust of record in Book 4903, Page 579, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged,

WE, JAMES A. GROVES AND WIFE, TANNA E. GROVES
have bargained and sold, and by these presents do transfer and convey unto the said
Douglas R. Matthews and wife, Glenda Matthews

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the easterly 42 1/2 feet of Lot No. 68 and the westerly 16 feet of Lot No. 67 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office, Davidson County, Tennessee.

SAID parts of said two lots adjoin and front together 58 1/2 feet on the northerly side of Patterson Street and extend back between parallel lines 175 feet to an alley.

BEING the same property conveyed to James A. Groves et. ux., Tanna E. Groves, by deed from Neal Tidwell et. ux., Dorothy Tidwell, of record in Book 4903, Page 577, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

DEC 14 76	CONV	18,109.48			
DEC 14 76	S'TAX		B*	47.06	
DEC 14 76	PR'FEE		B*	.50	
DEC 14 76	D'EED		B*	4.00	* 51.56

unimproved ( )
This is improved (x) property, known as 520 (House Number) Patterson Street (Street)
Nashville, TN (City or Town) 37211 (Zip Code)
(P. O. Address)

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.

Whenever 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 hands this 14th day of December, 19 76.

x James A Groves
JAMES A. GROVES

x Tanna E Groves
TANNA E. GROVES

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JAMES M. SYKES, a Notary Public in and for said County and State, the within named JAMES A. GROVES and wife, TANNA E. GROVES

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 14th day of December, 19 76.

My commission expires October 28, 1978 Notary Public James M. Sykes

JAMES M. SYKES NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,109.48
This is equal to or greater than the property would bring at a fair and voluntary sale.

James A Groves

Sworn to and subscribed before me
this 14th day of December, 19 76.

My commission expires October 28, 1978 Notary Public James M. Sykes

JAMES M. SYKES NOTARY PUBLIC DAVIDSON COUNTY TENN.

This instrument was prepared by:

James M. Sykes	2720 Nolensville Rd., Nashville, TN 37211
Name	Address

WARRANTY DEED

FROM JAMES A. GROVES, ET. UX.

TO DOUGLAS R. MATTHEWS, ET. UX.

D81147

IDENTIF. REFERENCE

DEC 14 3 27 PM '76

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219