# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,895.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law offices of J. K. Woodard, 223 Madison St., Madison, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard L. Nelson et ux (NAME) | Mortgages Associates, Inc. (NAME) | Map 109 Par. 327 |
| 1610 Martin St. (STREET ADDRESS OR ROUTE NUMBER) | 1835 Savoy Drive, N. E. (STREET ADDRESS) | |
| Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30341 (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, Douglas R. Matthews and wife, Glenda Kay Matthews,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Nelson and wife, Elizabeth A. Nelson,

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 on the plan of Patton Subdivision, a re-subdivision of Lot 15 and part of Lot 16 in the Plan of John P. Williams Addition, of record in Book 974, page 44, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the easterly margin of Martin Street and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Douglas R. Matthews and wife, Glenda Kay Matthews, by deed from W. H. Brew and wife, Ann D. Brew, of record in Book 4923, page 950, Register's Office for Davidson County, Tennessee.

It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balance owing on a note and secured by a Deed of Trust of record in Book 4923, page 952 said Register's Office.

unimproved ( )
This is improved (X) property, known as 1610 Martin Street, Nashville, Tennessee 37203
(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 13th day of December, 1976

Douglas R. Matthews — Glenda Kay Matthews

DOUGLAS R. MATTHEWS — GLENDA KAY MATTHEWS

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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 Douglas R. Matthews and wife, Glenda Kay Matthews,

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, Tenn. this 13th day of December 1976

Commission Expires 11-7-79

Charles P. Cox
Notary Public

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

D81517

IDENTIF. REFERENCE

DEC 16 12 53 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| DEC 16 76 | CONV | 17,895.25 | | | |
| DEC 16 76 | S TAX | | B* | 46.54 | |
| DEC 16 76 | PR FEE | | B* | .50 | |
| DEC 16 76 | W DEED | | B* | 4.00 | * 51.04 |

WARRANTY DEED

FROM

Douglas R. Matthews and wife

Glenda Kay Matthews

TO

Richard L. Nelson and wife,

Elizabeth A. Nelson

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S. LIFE TITLE INSURANCE
Company of New York