BOOK 5247 PAGE 717

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 78

Notary Public

MY COMMISSION EXPIRES: 5.9.79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. WHITNEY KEMPER, 14TH FLOOR, FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 372
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE E. MATTHEWS, SR. et ux. (NAME)	SAME (NAME)	MAP 72-5
2023 OAKWOOD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 4
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, MARTIN L. THURMOND III AND WIFE TERI E. THURMOND.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE E. MATTHEWS, SR. AND WIFE KATHRYN S.W. 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:

BEING LOT NO. 10 AND THE SOUTHERLY 30 FEET OF LOT NO. 11 ON THE MAP OF SECTION 1, JOYWOOD HEIGHTS, AS OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 90 FEET ON THE EASTERLY SIDE OF OAKWOOD AVENUE AND RUN BACK BETWEEN PARALLEL LINES 170 FEET TO A DEED LINE.

BEING THE SAME PROPERTY CONVEYED TO: MARTIN L. THURMOND III et ux., BY DEED FROM THOMAS M. GRACE et ux. AS OF RECORD, BOOK 5018 PAGE 128 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

This is unimproved ( ) improved (X) property, known as 2023 (House Number) OAKWOOD (Street) NASHVILLE, 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 ON this 30TH day of JANUARY, 19 78

M. T. Thurmond III

Teri E. Thurmond

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, G. Whitney Kerr, a Notary Public in and for said County and State, the within named MARTIN L. THURMOND III AND WIFE TERRI E. THURMOND.

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 30TH day of JANUARY 19 78

Commission expires 5.9.79

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

WARRANTY DEED

FROM MARTIN L. THURMOND et ux.

TO RONNIE E. MATTHEWS, SR. et ux.

E 48224

REFERENCE

JAN 31 9 29 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN31'78	CONV	16,500.00			
JAN31'78	S'TAX		B*	42.90	
JAN31'78	PR'FEE		B*	.50	
JAN31'78	W'DEED		B*	4.00	* 47.40