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THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

BOOK 5253 PAGE 502

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARTHA ANN MONTGOMERY and GERALD WAYNE MATTOX	SAME	
804 FAIRWIN (STREET ADDRESS OR ROUTE NUMBER)	804 FAIRWIN DRIVE	72-9
NASHVILLE, TN 37216 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN 37216 (CITY) (P. O. ZONE) (STATE)	pc 281

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

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

I, LOUISE MATTOX (now known as Louise Purtle) hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said MARTHA ANN MONTGOMERY and GERALD WAYNE MATTOX, hereinafter called the GRANTEES, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, in the 11th Civil District, being the west 100 feet of the east 153.4 feet of Lots 43, 44 and 45 on the Map of Eskridge Subdivision of Part of the W. B. Franklin Property, of record in Book 547, page 52, Register's Office for said county.

Said parts of said lots front 100 feet on the south side of Fairwin Avenue and run back between parallel lines 175 feet to a dead line.

Louise Mattox (now known as Louise Purtle) reserves a life estate in said property hereinabove described, and said conveyance is made subject to said life estate.

Being the same property conveyed to Gaither Mattox and wife, Louise Mattox, by two deeds, one from Jim W. Smith and wife, of record in Book 1283, page 523; and one from Charlie W. Young, unmarried, of record in Book 1320, page 471, said Register's Office. The said Gaither Mattox has since died, and the said Louise Mattox is now known as Louise Purtle.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the 27th day of January 1978

Affiant Louise Purtle

My commission expires: May 19, 1979
(Affix Seal)

Notary Public Jim R. Everett

This is { unimproved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)
{ improved }

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. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *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 my *hand this* 27th *day of* January, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louise Mattox
(Louise Purtle)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* LOUISE MATTOX (now known as Louise Purtle)

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 25th *day of* January, *19* 78

Commission expires May 19, 1979 — Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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.....

FEB16⁷⁸	CONV	*5,000.00				
FEB16⁷⁸	S'TAX		B*	13.00		
FEB16⁷⁸	PR'FEE		B*	.50		
FEB16⁷⁸	W'DEED		B*	4.00	*	17.50

WARRANTY DEED

FROM
LOUISE MATTOX, etc.
TO
MARTHA ANN MONTGOMERY and
GERALD WAYNE MATTOX

E 5 0 9 2 3

IDENTIF. REFERENCE

FEB 16 1 24 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS