11,358-3

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78-12-41

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

William R. Matz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER 1978

Notary Public

MY COMMISSION EXPIRES: 4/2/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM R. MATZ, et ux (NAME)	FIDELITY FEDERAL S/L ASSOCIATION (NAME)	7DA-42135
4119 Skyline Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	Map: 117-13
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par: 13

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, EDNA P. POWELL and husband, JOSEPH R. POWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM R. MATZ and wife, CAROL L. MATZ

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. 29 on the Plan of Vailwood Heights, as of record in Book 1835, Page 32, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 fronts 100 feet on the westerly side of Skyline Drive and runs back between parallel lines 252 feet to a dead line.

BEING the same property conveyed to Edna P. Powell and husband Joseph R. Powell, by deed from Daniel John Reiber and wife, M. Gabrielle T. Reiber, of record in Book 5083, Page 834, Register's Office for Davidson County, Tennessee. The said Joseph R. Powell having deeded his interest in said property to Edna P. Powell, of record in Book 5119, Page 154, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictive covenants of record in Book 1318, Page 332, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

JOSEPH R. POWELL, husband of Edna P. Powell, joins in this conveyance for the purpose of conveying any interest that he now has, or could at any time have in the future, especially his marital rights.

unimproved ( )
This is improved (XX) property, known as 4119 Skyline Drive (House Number) (Street) Nashville, Tennessee 37215 (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 19th day of DECEMBER, 1978

Edna P. Powell
EDNA P. POWELL

Joseph R. Powell
JOSEPH R. POWELL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDNA P. POWELL and husband, JOSEPH R. POWELL

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 19th day of DECEMBER 19 78.

Commission expires 4/18/82

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

113548-3

WARRANTY DEED

FROM

EDNA P. POWELL et vir

JOSEPH R. POWELL

TO

WILLIAM R. MATZ et ux

CAROL L. MATZ

F. 0 6 7 9 5

IDENTIF. REFERENCE

DEC 27 12 25 PM '78

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

[illegible]	CONV	39,900.00		
[illegible] S'TAX			B*	131.74
[illegible] PR'FEE			B*	.50
[illegible]	W'DEED		B*	4.00 * 186.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.