This instrument prepared by: Homer R. Ayers, Attorney at Law
223 Madison Street, Madison, TN 37115

BOOK 5443 PAGE 456

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John L. Matthews, Jr.	Commerce Union	Map 42-10
(NAME)	(NAME)	
105 Rhine Drive	P. O. Box 2546	Parcel 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	11 D 11455
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5336, page 735, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and hold Grantors harmless from same,

ROBERT W. HOBSON AND WIFE, CINDY LYNN HOBSON, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN L. MATTHEWS, JR. AND WIFE, LILLIAN JEAN MATTHEWS, hereinafter referred to as Grantees, their

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

Being Lot no. 13 on the Plan of Sherry Heights, Section II, as of record in Book 2331, page 69, Register's Office for Davidson County, Tennessee.

Said Lot begins at a point in the easterly margin of Rhine Drive the common corner of lots Nos. 11 and 13; thence along the line between said lots 11 and 13, eastwardly 130.0 feet to a concrete monument; thence S. 55 deg. 22 minutes west 236.2 feet to a concrete monument in the northerly margin of Westchester Drive; thence westwardly along the margin of said Drive 130.0 feet to a concrete monument, the beginning of a curve; thence northwestwardly around said curve 39.3 feet to a concrete monument in the easterly margin of Rhine Drive; thence northwardly along the margin of Rhine Drive 250.0 feet to the point of beginning.

Being the same property conveyed to Robert W. Hobson and wife, Cindy Lynn Hobson by deed from Frank J. Strehl and wife, Betty Jo Strehl of record in Book 5336, page 733, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,954.64

Subscribed and sworn to before me, this the 29th day of May 19 79

Affiant

My commission expires: 3/15/81 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 105 Rhine Drive, Madison, TN 37115
(House Number) (Street) P. O. Address (City or Town)

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

We further covenant and bind ourselves, our 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 our hand s this 29th day of May, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert W. Hobson

Cindy Lynn Hobson

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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, ROBERT W. HOBSON AND WIFE, CINDY LYNN HOBSON

the within named bargainors, 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 Madison Tennessee, this 29th day of May, 19 79

Carolyn F. Waddey Notary Public

Commission expires 3/15/81

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.....

WARRANTY DEED

FROM

ROBERT W. HOBSON, et ux

TO

JOHN L. MATTHEWS, JR. et ux

F 3 2 1 2 5

IDENTIF. REFERENCE

JUN 1 9 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

57954.64- CO
150.80 CO TX
.50 PRFEE
4.00 WDEED
CHECK 155.30-
6323A06/01/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 2 1 2 5

IDENTIF. REFERENCE

JUN 1 9 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 687343