Loan #554,951-9
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WARRANTY DEED

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FROM JOHN H. MATTHEWS, sole heir of Maggie Hendricks, deceased.

ADDRESS NEW OWNER(S) AS FOLLOWS:	CHARLES BELL and wife, DEBRA L. BELL 1018 Stockell Street Nashville, Tennessee	
SEND TAX BILLS TO:	HOME FEDERAL SAVINGS & LOAN ASSOCIATION 230 Fourth Avenue North Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 20W-16250

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00 Affiant Clyde Paul Holland for Charles Bell

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of July, 1979

Barbara D. Risner
NOTARY PUBLIC

DATE

My Commission Expires Feb. 23, 1981
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND 00/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by Charles Bell and wife, Debra L. Bell, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN H. MATTHEWS, sole heir of Maggie Hendricks, deceased,

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

CHARLES BELL and wife, DEBRA L. BELL,

GRANTEES, their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

LAND lying in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 37 on the Plan of The Benedict Land Company's Subdivision of The Lindsley Tract, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, and more particularly described according to an unrecorded survey by R. L. Montoya - Land Surveying, dated July 2, 1979, as follows:

BEGINNING at an existing iron pin in the westerly margin of Stockell Street and the southerly margin of Evanston Avenue, said point being the southwest corner of said intersection and is the northeast corner of this described tract; thence with the westerly margin of Stockell Street, South 6°59'59" West 50.00 feet to an iron pin; thence leaving the westerly margin of said Street, North 82°54'20" West 178.55 feet to an iron pin, said point being in the easterly margin of an 18-foot alley; thence with the easterly margin of said alley, North 7°10'18" East 50.00 feet to a P.K. nail in concrete, said point being in the southerly margin of Evanston Avenue; thence with the southerly margin of said Avenue, South 82°54'20" East 178.40 feet to the Point of Beginning; containing 8,924 square feet (0.204 acre), more or less.

BEING the same property conveyed to Robert F. Hendricks and wife, Maggie Hendricks, by deed from August O. Turrentine and wife, Mary M. Turrentine of record in Book 1148, Page 364, Register's Office for Davidson County, Tennessee; the parties having subsequently divorced and Robert F. Hendricks having conveyed his interest to Maggie Hendricks by deed of record in Book 1246, Page 395, said Register's Office. The said Maggie Hendricks having since died.

DOROTHY MATTHEWS, wife of John H. Matthews, joins in this conveyance to divest any right, title or interest she may have, or ever have had, in and to said property by virtue of her marriage to the said John H. Matthews.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND MATTERS OF PUBLIC RECORD, INCLUDING TAXES FOR THE YEAR 1979 AND SUBSEQUENT YEARS.

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unimproved ( )

This is improved (X) property, known as ...1018 (Number) Stockell Street (Street), Nashville (City), Tennessee (State) 37207 (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, successors and assigns, forever.

AND ..... I ..... do covenant with the said ..... GRANTEES ..... that ..... I am ..... lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND ..... the undersigned GRANTOR ..... do(es) further covenant and bind ..... himself, his ..... heirs and representatives, to WARRANT and forever defend the title to the said land to the said ..... GRANTEES, their ..... heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS ..... my ..... hand ..... this ..... 11th ..... day of ..... July ....., 19 79

X John H. Matthews
JOHN H. MATTHEWS

X Dorothy Matthews
DOROTHY MATTHEWS

{STATE OF ..... GEORGIA ..... ; COUNTY OF ..... DeKalb ..... } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

JOHN H. MATTHEWS and his wife, DOROTHY MATTHEWS

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ..... DECATUR (City) ..... Georgia (State)

this ..... 11 ..... day of ..... July 19 79

Notary Public, Georgia, State At Large
My Commission Expires Sept. 12, 1981 (Commission Expires)

Vicki L. Fondes
Notary Public

(AFFIX SEAL)

{STATE OF ..... ; COUNTY OF ..... } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) ..... of the ..... a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

F. 40549

IDENTIFICATION REFERENCE

JUL 17 3 17 PM '79

FELIX W. LOON II-REGISTER
DAVISON COUNTY, TENN.

..... Commission Expires

..... Notary Public

(AFFIX SEAL)

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
			2[illegible].00- CO	
			57.20 CO TX	
			.50 PRFE[illegible]	
			6.00 WDEED	
			CHECK 63.70-	
7023A07/17/73			BAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 40549

IDENTIF. REFERENCE

JUL 17 3 17 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697739