WARRANTY DEED

BOOK 5482 PAGE 914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65341.35

Charlie H. Swan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1979.

John M. Scott
Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLIE H. SWAN (NAME)	LOMAS & NETTLETON (NAME)	MAP 95-12
2620 EMERY DRIVE (STREET ADDRESS OR ROUTE NUMBER)	3200 PACIFIC AVE. (STREET ADDRESS)	PAR 71
DONELSON, TN. 37214 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP)	

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, JAMES C. MATTHEWS AND WIFE, MARGARET MATTHEWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLIE H. SWAN

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. 33 ON THE MAP OF MEADOWVIEW ACRES SUBDIVISION, AS OF RECORD IN BOOK 2133, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAMES C. MATTHEWS BY DEED FROM RAYMOND H. PARRISH AND WIFE, L. LOUISE PARRISH, AS OF RECORD IN BOOK 5025, PAGE 336, SAID REGISTER'S OFFICE. THE SAID JAMES C. MATTHEWS HAVING SINCE MARRIED MARGARET MATTHEWS.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4517, PAGE 898, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT REALTES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 2620 EMERY DRIVE, DONELSON, TENNESSEE 37214
(House Number) (Street) (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 day of AUGUST, 19 79

James C. Matthews
JAMES C. MATTHEWS

Margaret Matthews
MARGARET MATTHEWS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5482 PAGE 915

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES C. MATTHEWS AND WIFE, MARGARET MATTHEWS

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, TN. this 10 day of AUGUST, 19 79

Commission Expires 10/17/82 John M. Smith, Notary Public.

STATE OF
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 purpose 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

4489 08/16/79 124.25- CHECK

F 4651 I:

IDENTIF. REFERENCE

AUG 16 9 47 AM '79

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Mail Sam Country Features 206 Mc. Hurwack Pike

WARRANTY DEED

FROM
JAMES C. MATTHEWS ET UX

TO
CHARLIE H. SWAN

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____

FOR _____

BOOK 5482 PAGE 916

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
			45341.35- CO	
			117.78 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 124.28-	
4489A	08/16/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 6 5 1 1 1

IDENTIF. REFERENCE

AUG 16 9 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704985