ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
WADE B. KERR (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	61-14
P.O.Box 22534 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	110
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	15DZ-03315

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note dated August 15, 1978 payable to Fidelity Federal Savings & Loan Association in the original amount of $27,000.00, secured by a Deed of Trust of record in Book 5326, page 558, Register's Office for Davidson County, Tennessee

We, Donald M. Matthys and wife, Lynda S. Matthys

have bargained and sold, and by these presents do transfer and convey unto the said Wade B. Kerr, a single person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the north 46.5 feet of the south 96.5 feet front and the north 48.7 feet of the south 98.7 feet rear, of the east part of Lot No.75 on the Plan of Maplewood Subdivision, as of record in Book 421, page 174, Register's Office for said County, and described according to a copy of a survey by Hickerson, Adams & Johnson, Consulting Engineers, Inc., dated March 6, 1961, as follows:

BEGINNING at an iron pin in the westerly margin of Burrus Street, the northeast corner of a part of Lot No.75 conveyed by Nora Odelia Boucher Woodroof, of record in Book 2693, page 615, said Register's Office; thence with the north line of said tract, north 71 degrees 30 minutes west 253.6 feet to the east line of Lot No.1 on the Plan of Baxter Heights, as of record in Book 2083, page 94, Register's Office for said County; thence with the east line of said Lot No.1 north 26 degrees 03 minutes east 48.7 feet to an iron pin; thence south 71 degrees 04 minutes east 254.5 feet to an iron pin in the westerly margin of Burrus Street; thence with said margin of said Street south 27 degrees 06 minutes west 46.5 feet to the point of beginning.

BEING the same property conveyed to Donald M. Matthys and wife, Lynda S. Matthys, by deed from J.R.Freeman, Trustee, of record in Book 4781, page 70, REgister's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 3817 Burrus Avenue (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 23rd day of August 19 79.

x Donald M. Matthys

x Lynda S. Matthys

BOOK 5490 PAGE 913

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald M. Matthys and wife, Lynda S. Matthys

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 this 23rd day of August, 19 79.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 39,760.22
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Wade B. Kerr

Sworn to and subscribed before me
this 23rd day of August, 19 79.

My commission expires 8-26-80 Notary Public

Mail
INDEPENDENT TITLE COMPANY | This instrument was prepared by: Suite 1704 - 17th Floor, One Commerce Place | Nashville, Tennessee 37239
Name | Address

F 4924 9

8136 WARRANTY DEED 9720 109.99 CHECK

FROM Donald M. Matthys, etux

TO Wade B. Kerr, single

IDENTIF. REFERENCE

AUG 30 11 41 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

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

RECEIVED OF _____

FOR _____

BOOK 5490 PAGE 914

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
			39760.22-	CO
			103.48	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	109.98-
8138A08/30/79		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 49249

IDENTIF. REFERENCE

AUG 30 11 41 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708530