Form No. WD-1

2850 09/20 174.20-. CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

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

64,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF SEPTEMBER, 1979

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Independent Title Company, Suite 1704 - 17th Floor, One Commerce Place, Nashville, Tn. 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennie H. Matthews (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 161-G
5144 Whitaker Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800; (STREET ADDRESS)	PARCEL 218
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	GDU-74612

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 Gertrude R. Fraser and Sarah Gale Lockwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bennie H. Matthews and wife Sarah M. Matthews

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. 164 as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee

SAID Lot No. 164 fronts 92.65 feet on the northerly side of Whitaker Drive and runs back between lines measuring 133.40 feet on its easterly line and 141.70 feet on its northwesterly line, to a line in its rear measuring 86.65 feet.

BEING the same property conveyed to Gertrude R. Fraser and Sarah Gale Lockwood, as tenants in common with right of survivorship, by deed from Walter F. Soper and wife, Cynthia D. Soper, of record in Book 5322, page 714, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a 10-foot utility easement, a 3 X 25-foot utility anchor easement, a 30-foot minimum building setback line from Whitaker Drive and an Owner's Certificate of record in Book 4175, page 108, said Register's Office; restrictive covenants of record in Book 4393, page 383, said Register's Office.

1979 taxes are paid by the sellers.

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

This is improved (XX) unimproved ( ) property, known as 5144 Whitaker Drive (House Number) (Street) Nashville, Tennessee 37211 (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 18TH day of SEPTEMBER, 19 79

Gertrude R. Fraser

Gertrude R. Fraser

Sarah Gale Lockwood

Sarah Gale Lockwood

BOOK 5501 PAGE 605

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 Gertrude R. Fraser and Sarah Gale Lockwood

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 18TH day of SEPTEMBER 19 79

Commission expires 2/5/83

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

WARRANTY DEED

FROM
Gertrude R. Fraser and

Sarah Gale Lockwood

TO
Bennie H. Matthews et ux

Sarah M. Matthews

F 53058

IDENTIF. REFERENCE

SEP 20 9 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

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

RECEIVED OF BOOK 5501 PAGE 606

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65500.00-	CO
			167.70	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 174.20-
			2850A09/20/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-53058

IDENTIF. REFERENCE

SEP 20 9 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 713110