File Box 4

FORM NO. WD-1

79-11-25

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 19 79

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1208 Fidelity Federal Building, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BEN R. MATTHEWS (NAME) | Third National Mortgage COmpany (NAME) | 129-15-20 |
| 923 PERCY WARNER BLVD. (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2628 (STREET ADDRESS) | 7DZ-36087 |
| NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, GRIFFITH B. HABER AND WIFE, SHERRY L. HABER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN R. 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:

LAND in Davidson County, Tennessee, Being Lot No. 130 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, pages 12,13 and 14, Register's Office for said county.

BEGINNING at a point in the westerly margin of Percy Warner Boulevard, the common corner of Lot. Nos. 131 and 130; thence with said dividing line, westerly 107.4 feet to a concrete monument; thence with dividing line between lot Nos. 129 and 130, northwardly 100.76 feet to a point in the southerly margin of Park Lane; thence with said margin of said Lane, eastwardly 156.01 feet to a concrete monument; thence to the right around a curve, 39.3 feet to a concrete monument in margin of Percy Warner Boulevard; thence with said margin of said Boulevard, southwardly 104.3 feet to the beginning.

BEING the same property conveyed to Griffith B. Haber and wife, Sherry L. Haber by deed from Phillip D. Rosenfield and wife, Bettye W. Rosenfield of recordin Book 4796, page 916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3466, page 89, Book 3770, page 81, Book 3577, page 511, and Book 3702, page 465, Register's Office for said County; easements and setback lines as set forth on the above planof record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration the Grantee herein assumes and agrees to pay the unpaid principal balance owing upon a certain deed of trust dated March 11, 1974, recorded March 18, 1974 in Book 4796, page 918, said Register's Office and note of even date thereby secured in the original sum of $34,000.00 payable to John W. Murphree Company which debt the grantee herein assumes and agrees to pay as part of the purchase price and said grantee further assumes the obligation of the Grantors under the terms of the instruments creating the loan to idemnify*

This is unimproved ( ) improved (X) property, known as 923 Percy Warner Blvd., nashville, Tennessee
(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 26th day of November, 19 79

Griffith B. Haber

Sherry L. Haber

* the Veterans Administration to the extent of any claim arising from the Guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Griffith B. Haber and wife, Sherry L. Haber

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 26th day of November 19 79

Commission expires 6/7/80

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 (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 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

Griffith B. Haber, and wife,

Sherry L. Haber

TO

Ben R. Matthews

F 6 5 5 0 2

IDENTIF. REFERENCE

Nov 28 11 38 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

8436 11/28 251.50- CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 75000.00- CO | |
| | | | 195.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 201.50- | |
| 8436A | 11/28/79 | BAL | .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 65502

IDENTIF. REFERENCE

Nov 28 11 39 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 728242