1358

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MATTHEW E. HANSEL, III (NAME)	new owner (NAME)	82-3
P. O. BOX 11321 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	447 Field Book No.
NASHVILLE, TN. 37211 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	20W-26425

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideraton of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note in the original principal sum of 15,500.00, payable in monthly installments including interest as set forth in said note, and being secured by a vendor's lien retained in the deed of record in Book 4400, page 684, Register's Office for Davidson County, Tennessee,

ROBERT G. STROUD and wife, ZELMA O. STROUD,
have bargained and sold, and by these presents do transfer and convey unto HXXXX
MATTHEW E. HANSEL, III and CLEMENTINE BINFORD, unmarried

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

Being Lots Nos. 1 and 2 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert G. Stroud and wife, Zelma O. Stroud by deed from Mai Henderson and Bettye Manar of record in Book 5136, page 583, said Register's Office.

This is unimproved ( ) improved XX) property, known as 1101 Lischey Avenue, Nashville, Tennessee
(House Number) (Street)

(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 27th day of May, 19 80.

Zelma O. Stroud (signature)
Zelma O. Stroud

Robert G. Stroud (signature)
Robert G. Stroud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5606 PAGE 717

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Stroud and wife, Zelma O. Stroud

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 27th day of May, 1980.

My commission expires 2-3-81 Notary Public Sage E. Mudter Jr.

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 $ 27,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

✓ Clementine L. Binford

Sworn to and subscribed before me
this 27th day of May, 1980

My commission expires 2-3-81 Notary Public Sage E. Mudter Jr.

This instrument was prepared by:

George E. Mudter, Jr., Atty., 254 Highlands Building, Brentwood, Ten. 37027

Name Address

WARRANTY DEED

FROM

ROBERT G. STROUD and wife

TO

MATTHEW E. HANSEL, III and CLEMENTINE BINFORD

F 9 1-2 0 7

IDENTIF. REFERENCE

MAY 29 11 03 AM '80

FELIX Z. ALSUP JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
511 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE: Box 38
First Title & Escrow Company

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5606 PAGE 718

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
			27500.00- CO	
			71.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	78.00-
			1358A05/29/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F91-207

T
IDENTIF. REFERENCE

MAY 29 11 03 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 761954