This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5704 PAGE 653

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Venancia S. Mattos	First Tennessee Bank N. A. Memphis	128-10-44
(NAME)	(NAME)	
7933 Sawyer Brown Road	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)----------*Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated August 1, 1980, and filed for record_____, 1980, in the office of the recorder of deeds of Davidson County, Tennessee in Book 5633, page 196, and note of even date thereby secured, in the original principal amount of $46,600.00, payable to First Tennessee Bank N. A. Memphis, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Sanford S. Shulman and wife, Sandra B. Shulman, under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned

We, Sanford S. Shulman and wife, Sandra B. Shulman
have this day bargained and sold, and do hereby transfer and convey unto the said

Venancia S. Mattos

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plat of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 22 fronts 100.00 feet on the westerly margin of Sawyer Brown Road and extends back 88.00 feet on the northerly line, and 120.5 feet on the southerly line to a line on the rear on which it measures 105.15 feet.

Being the same property conveyed to Sanford S. Shulman and wife, SAndra B. Shulman by deed from William T. Gaddes and wife, Patricia W. Gaddes, of record in Book 5633, page 193, Regisrer's Office for said County.

This conveyance is subject to the plan of record in Book 4175, page 30, Register's Office for said County, which shows an Owner's Certificate, a 30-foot minimum building setback line from Sawyer Brown Road, an easement for public utility and drainage purposes, in which there is located an 8" sewer line and a 10-foot easement for public utility and drainage purposes; and restrictive covenants of record in Book 4265, page 777, and Book 4379, page 833, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,522.39

Subscribed and sworn to before me, this the 27th day of January 19 81

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 7933 Sawyer Brown Road, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. , except for 1981 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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* January 1981 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sanford S. Shulman

Sandra B. Shulman

BOOK 5704 PAGE 654

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Sanford S. Shulman and wife, Sandra B. Shulman

the within named 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* 27th *day of* January, *19*81

Doris E. Moran *Notary Public*

Commission expires 8-12-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
Nashville, Tenn. 37238

WARRANTY DEED 6-33225

FROM
Sanford S. Shulmand anf wife,
Sandra B. Shulman
TO

Venanica S. Mattos

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IDENTIF. REFERENCE

JAN 28 10 45 AM '81

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

6981 01/28 140.40- CHECK

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5704 PAGE 655

FOR

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

51522.39- CO

133.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 140.40-
698|A01/28/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62.7069

T
IDENTIF. REFERENCE

JAN 28 10 45 AM '81

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

No. 803984