BOOK 5725 PAGE 984

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 1981

Notary Public

MY COMMISSION EXPIRES: July 24th 1984

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Matthews (NAME)	Same (NAME)	135-79
P. O. Box 17231 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	(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, WESLEY L. KINSER, III and wife, ELIZABETH P. KINSER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY 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 the 2nd Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1, 2 and 3, on the Plan of D. W. Whites Subdivision at Una, Tennessee, not of record, and part of Sweeney Avenue, now closed, described according to a survey by Hart Freeland Roberts, Inc., Architects Engineers, dated July 8, 1976, as follows:

BEGINNING on the southwesterly margin of Old Murfreesboro Road at the southeast corner of the property conveyed to Albert S. Rychen, of record in Book 1403, page 285, Register's Office for said County; thence with the margin of said Old Murfreesboro Road, S 29° 18' 00" E 197.69 feet; thence S 50° 54' 10" W 77.37 feet to the northerly margin of Murfreesboro Road; thence with the same as follows: Northwesterly 171.92 feet, more or less, N 60° 00' 00" E 33.87 feet and N 54° 15' 00" W 60.48 feet to said Rychen's southwest corner; thence with said Rychen's southerly line N 55° 49' 09" E 129.70 feet to the beginning.

BEING the same property conveyed to Wesley L. Kinser, III by two deeds; one to him and his former wife, Carol Ann Kinser, from A. D. McWhorter, Jr. and wife, Harriett E. McWhorter, of record in Book 5056, page 249, Register's Office for Davidson County, Tennessee, the interest of said former wife, Carol Ann Kinser, having been divested from her and vested in the said Wesley L. Kinser, III by divorce decree of the 6th Circuit Court for said County and State, Case No. 93718 entered in Minute Book 24A, page 261, in the Clerk's Office for said Court, a certified copy of which is of record in Book 5516, page 157, said Register's Office; and one by Deed of Correction from Harriett E. McWhorter, of record in Book 5725 page 984, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as Old Murfreesboro Road, 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 March, 1981

X Wesley L. Kinser III
WESLEY L. KINSER, III

X Elizabeth P. Kinser
ELIZABETH P. KINSER

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 Wesley L. Kinser, III and wife, Elizabeth P. Kinser

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 March 19 81

Commission expires July 24, 1984

Thomas D. Guyton
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

Wesley L. Kinser, III and wife

Elizabeth P. Kinser

TO

Jerry Matthews

G 34969

mail

IDENTIF. REFERENCE

HSAW

MAR 27 9 03 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

7179 03/27 162.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5725 ~~PAGE~~ 986

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
		60000.00-	CO	
		156.00	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	162.50-
7	79A03/27/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G34969

IDENTIF. REFERENCE

MAR 27 9 03 AM '81

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

No. 813794