Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 5764 PAGE 576

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julius J. Matzelle and wife, Neda L. Matzelle	Same	51-15
(NAME)	(NAME)	
1607 Saunders Avenue		#41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		11D-17196
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned

STEVEN R. HUSKEY (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey unto the said
JULIUS J. MATZELLE and wife, NEDA L. MATZELLE

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

Land in Davidson County, Tennessee, described as follows:

Tract I:

Being the northerly part of Lot No. 2 on the Plan of Oakland Acres, Section 12, 2nd Revision, as of record in Book 4470, page 140, said Register's Office, more fully described as follows:

Said part of Lot No. 2 fronts 105.70 feet on the easterly margin of Saunders Drive and extends back 200.00 feet on the northerly line and 199.98 feet on the southerly line to a line in the rear which measures 100.93 feet.

Tract II:

Being the northerly part of Lot No. 2 on the Plan of the Resubdivision of Lots 1 and 2 on the Plan of Oakland Acres, Section 12 (2nd Revision) as of record in Book 4885, page 129, said Register's Office, more fully described as follows:

Said part of Lot No. 2 begins at a point in the easterly margin of Saunders Avenue and extends back 199.98 feet on the northerly line and 200 feet, more or less, on the southerly line, to a line in the rear on which it measures 9.95 feet.

Being the same property conveyed to Steven R. Huskey and wife, Gwendolyn T. Huskey by deed from Thomas A. Oldham and wife, of record in Book 5335, page 5, said Register's Office, the said parties having since divorced and Gwendolyn T. Huskey quitclaimed her interest to Steven R. Huskey of record in Book 5689, page 812, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 78,000.00

Subscribed and sworn to before me, this the 1st day of July, 19 81

Affiant

My commission expires 1/20/85 (Affix Seal)

Notary Public

This unimproved ~~improved~~ property known as 1607 Saunders Avenue, Nashville, Tennessee
(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; plan of record in Bk.4885,p.129

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 1st *day of* July, 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Steven R. Huskey

Steven R. Huskey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Steven R. Huskey

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* July, *19* 81

Gail Pigg
Notary Public

Commission expires 1/20/85

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 .....

WARRANTY DEED

FROM
Steven R. Huskey

TO
Julius J. Matzelle et ux

G 4 8 8 5 3

IDENTIFICATION

JUL 1 11 07 AM '81

FELIX [illegible]

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

Return to Steve Huskey

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5764 PAGE 578

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
			78[illegible].00- CO	
			202.60 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	209.30-
			4391A07/01/81 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.8 8 5 3

IDENTIF

JUL 1 11 07

FELIX Z. WILSON
DAVIDSON CO.

No. 830389