BOOK 5792 PAGE 214

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Hammer (NAME)	Third National Mortgage Co. (NAME)	Map 162-5
524 Gatesbury Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Parcel 7
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 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, Don Matthys and wife, Lynda Matthys

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Hammer

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:

Being Lot No. 175 on the Plan of Hickory Valley, Section I, as of record in Book 4175, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 175 fronts 48.95 feet on the northerly side of Townes Court and runs back 142.96 feet on the westerly line and 163.75 feet on the easterly line to a line in the rear which measures 192.11 feet.

Being the same property conveyed to Don Matthys and wife, Linda Matthys, by deed from James R. Freeman, J. B. Hurd and David M. Knight, of record in Book 5020, page 200, Register's Office for Davidson County, Tennessee.

Linda Matthys and Lynda Matthys are one and the same person.

Upon the delivery of this Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 5695, page 297, said Register's Office, payable to Third National Mortgage Company.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 4353, page 54, said Register's Office.
3. The Plan of record in Book 4175, page 75, said Register's Office.
4. The above deed of trust assumed by Grantee.

unimproved ( )
This is improved (X) property, known as 5300-5302 Townes Court, Nashville, Tennessee 37211
(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 successors, assigns 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 hands this 4th day of September, 19 81

Don Matthys

Lynda Matthys

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5792 PAGE 215

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Matthys and wife, Lynda Matthys the bargainors 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 4 day of Sept., 19 81.

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

STATE OF)

COUNTY OF)

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 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 official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
Don Matthys and wife,

TO
Lynda Matthys

TO
Richard D. Hammer

G 58964

IDENTIF. REFERENCE

SEP 8 1 59 PM '81

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: FLB
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 59,823.88

Richard D. Hammer

Subscribed and sworn to before me this 4 day of Sept., 19 81.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

09/08 161.00-CK

6852

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5792 PAGE 216

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
			59523.68-	CO
			254.70	CO TX
	VD		254.70-	CO TX
			15.70	CO TX
	VD		15.70-	CO TX
			154.70	CO TX
			.50	PRFEE
			6.00	WDEED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 161.20-

6852A09/08/81 BAL .00

G 5 8 9 6 4

IDENTIF. REFERENCE

SEP 8 1 59 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 842393