1968

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5876 PAGE 44

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. Chester B. Mathias (NAME)	Murfreesboro Federal S & L Assn. (NAME)	75-6
7013 Vonnamere Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 188 (STREET ADDRESS)	126
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	4D-34808

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, WILLIAM A. WALKER and wife, JEANINE WALKER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHESTER B. MATHIAS and wife, NORMA M. MATHIAS,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 1 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, page 67, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Walker and wife, Jeanine Walker by deed from Diversified Equities, Inc. of record in Book 4878, page 472, said Register's Office.

This conveyance is made subject to: (1) 1982 Taxes which have been assumed by the Buyer; (2) Restrictions of record in Book 4341, page 247; and (3) All matters appearing on the Plan of record in Book 4175, page 67, said Register's Office.

As part of the consideration for this transfer, the grantees herein assume and agree to pay, the principal balance now due, plus future interest, on a certain note, dated April 5, 1971, in the original principal sum of $31,000.00, payable to Murfreesboro Federal Savings and Loan Association in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 4491, page 473, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 4297-4299 Sweden Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of April, 19 82.

William A. Walker — WILLIAM A. WALKER

Jeanine Walker — JEANINE WALKER

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5876 PAGE 45

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Walker and wife, Jeanine Walker,

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 22nd day of April, 19 82.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such _____, 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 _____.

Witness my hand and official seal, at _____,
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

G.8.8250

IDENTIF. REFERENCE

APR 22 2 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Chester B. Mathias
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 19 82.

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM WILLIAM A. WALKER and wife

TO CHESTER B. MATHIAS and wife

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 5876 PAGE 46

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
			69900.00- CO 181.74 CO TX .50 PRFEE 6.00 WDEED CHECK 188.24- 3317A04/22/62 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.8.82250

IDENTIF. REFERENCE

APR 22 2 54 PM '02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 877403