(I mend)

BOOK 5979 PAGE 939 REGISTER NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,908.00

Richard G. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF December, 1982.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

DAVIDSON CO. TENN. REGISTER'S OFFICE

THIS INSTRUMENT WAS PREPARED BY
Harry G. Nichol, Atty., 219 2nd Ave. N., Nashville, Tenn., 37201.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. L. Radabaugh (NAME)	Same (NAME)	94-2.Par.169
1419 Shelton Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23W-2515.
Nashville, TN., 37216. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	ML

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, Richard G. Matthews and wife, Dora E. Matthews,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. L. Radabaugh

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 the northerly 165 feet of Lot No. 14 on the Plan of United Electric Railway's Addition to East Nashville, as of record in Book 161, page 8, Register's Office for said County.

Said part of Lot No. 14 fronts 50 feet on the southerly side of Long Avenue and runs back between parallel lines, with the westerly margin of South 20th Street, 165 feet to a dead line.

Being the same property conveyed to Richard G. Matthews and wife, Dora E. Matthews, by deed dated November 9, 1979, from E. L. Radabaugh and wife, Lillian S. Radabaugh, of record in Book 5527, page 506, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1914 Long Avenue, Nashville, Tennessee, 37206.
(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 22nd day of December, 1982

Richard G. Matthews

Dora E. Matthews

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Richard G. Matthews and wife, Dora E. Matthews

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 22 day of December 19 82.

Commission expires 4/21/85.

[illegible]
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 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 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

RICHARD G. MATTHEWS ET UX.

TO

E. L. RADABAUGH

1419 Shelton Avenue
Nashville, Tenn., 37216.

H 22248

IDENTIF. REFERENCE

DEC 20 11 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6384 CHECK

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

RECEIVED OF _____ BOOK 5979 PAGE 941

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
			22000.00- CO	
			57.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	63.70-
			6306A12/20/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22248

IDENTIF. REFERENCE

Dec 20 11 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916629