WARRANTY DEED

BOOK 6085 PAGE 156

STATE OF TENNESSEE }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June 19 83

Notary Public

MY COMMISSION EXPIRES: 8-31-83

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
CURTIS M. LINCOLN, 919 W. Main St. Hendersonville, Tn. 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Humphrey (NAME)	Same (NAME)	
709 N. Dupont Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-11
Madison, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 133

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, Billy Edward Matthews et ux Ruby Matthews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Humphrey et ux Sarah Humphrey

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 # 133 located on west side of Myatt Dr. south of Dupont Street, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 of an unrecorded plan in Block 1 of a recorded plan in Book 1130, page 37, R.O.D.C, Tennessee, known as Anderson Estates.

Said Lot begins at a point 154.36 feet from a monument of the northeast corner of Dupont Avenue and Myatt Drive; thence westwardly 150 feet between the common lines of Lots 18 and 19 to a point of the common corners of Lots No.s 18, 19, 82 and 83, thence southwardly 50 feet to the point of the common corners of Lots Nos. 17, 18, 83 and 84; thence eastwardly along the line between Lots Nos. 17 and 19, 150 feet to a point in the westerly margin of Myatt Drive; thence northwardly along same margin 50 feet to the point of beginning.

Being the same property conveyed to the Grantor herein by deed from the heirs of Joe and Minmie Matthews of record in Deed Book 5301, page 995, Register's Ofice Davidson County.

unimproved (X)
This is improved ( ) property, known as Myatt Drive, Madison, 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 20th day of June, 1983

Billy Edward Matthews

Ruby Matthews

STATE OF Tennessee
COUNTY OF Sumner

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Personally appeared before me, Curtis M. Lincoln, a Notary Public in and for said County and State, the within named Billy Edward Matthews et ux Ruby Matthews

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 Hendersonville, Tennessee this 10 day of June, 19 83

Commission Expires 8-31-85

Curtis M. Lincoln, Notary Public

NOTARY PUBLIC AT LARGE STATE

STATE OF
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 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 the day of , 19

My commission expires Notary Public

H 5 7 1 1 9

IDENTIF. REFERENCE

JUN 30 9 20 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6085 PAGE 158

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
			6000.00- CO	
			15.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	22.10-
8036A06/30/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.7 1:1.9

IDENTIF. REFERENCE

JUN 30 9 20 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 959872