3P26 08/10 02.04- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 19 83

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

BOOK 6113 PAGE 428

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1200 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EUNICE MATTHEWS (NAME)	Eagle Mortgage and Investment Company (NAME)	
2103 Scott Avenue, (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	72-15-7
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	15DA-31275

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~~ I, JAMES A. SEWARD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUNICE MATTHEWS and ARTHUR L. MATTHEWS, her son

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. 8 on the Plan of H. A. Christensen's Part of Belle Forest Subdivision, of record in Book 547, page 22, Register's Office for said County and being Lot No. 8 on the unrecorded plan of George A. Pickup's Subdivision of certain lots in H. A. Christenson's Belle Forest Subdivision.

Said Lot No. 8 fronts 102.0 feet on the easterly side of Scott Avenue and runs back 218.0 feet on the northerly line and 228.0 feet on the southerly line to a dead line in the rear measuring 100.0 feet thereon.
Being the same property conveyed to James A. Seward by deed from Everett A. Covington, Jr., Trustee of record in Book 5943, page 816, said Register's Office.

THIS conveyance is subject to any and all restrictions and easements of record.

H 66282

IDENTIF. REFERENCE

Aug 10 2 24 PM '83

FELIX Z. WHITESIDE, JR. REGISTER DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (X) property, known as 2103 Scott Avenue, Nashville, Tennessee 37216
(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 my hand this 8th day of August, 19 83

~~JAMES A. SEWARD~~ James A. Seward

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned JAMES A. SEWARD, a Notary Public in and for said County and State, the within named

the 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 8th day of August, 1983.

Commission expires 4/22/84

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
JAMES A. SEWARD

TO
EUNICE MATTHEWS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6113 PAGE 430

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
			32900.00- CO	
			85.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.04-
8826A08/10/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H66282

IDENTIF. REFERENCE

AUG 10 2 24 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 970372