BOOK 6152 PAGE 4

BK49

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

William L. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 19 83

Notary Public

MY COMMISSION EXPIRES: 10/20/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS DA

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM L. MATTHEWS (NAME)	SAME (NAME)	Map 42-15
116 W. Marthonna Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 34
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-12180

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, JOHN D. ARMES, et ux, SUSIE H. ARMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM L. MATTHEWS, Unmarried

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:

LAND in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being Lots Nos. 31, 32, 33 and 34 of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, December ___, 1937, as follows:

BEGINNING in the westerly margin of Marthonna Road, formerly Ezell Road West, at a point 550.3 feet south of the southerly margin of Old Hickory Boulevard; thence north 86° 2' west, a distance of 275 feet to a point; thence south 2° 58' west 100 feet to a point; thence south 86° 2' east a distance of 275 feet to a point in the westerly margin of Marthonna Road, formerly Ezell Road West; thence in a northerly direction along the westerly margin of Marthonna Road, formerly Ezell Road West, 100 feet to the point of beginning.

BEING the same property conveyed to John D. Armes, et ux, Susie H. Armes, by deed from Joe B. Winfrey, et ux, Virginia C. Winfrey, of record in Book 4461, Page 169, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 116 W. Marthonna Road, Madison, Tennessee 37115
(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 5th day of October, 19 83

X John D. Armes
JOHN D. ARMES

X Susie H. Armes
SUSIE H. ARMES

STATE OF TENNESSEE
Davidson County

BOOK 6152 PAGE 5

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN D. ARMES, et ux, SUSIE H. ARMES

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 5th day of October 19 83

Commission expires 10/20/85

Kathy J Byers
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
JOHN D. ARMES, et ux,

TO
SUSIE H. ARMES

TO
WILLIAM L. MATTHEWS

H 78383

IDENTIF. REFERENCE

Oct 5 3 50 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3047

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

RECEIVED OF _____

FOR _____

BOOK 6152 PAGE 6

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

52000.00- CAMT.
135.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 141.70-
3047A10/05/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 78383

IDENTIF. REFERENCE

OCT 5 3 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 984159