B04 12

FORM NO. WD-1

3504

07/13 214.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

X Roger D. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 19 84

Notary Public

MY COMMISSION EXPIRES: 2-1-87

(AFFIX SEAL)

BOOK 6337 PAGE 680

THIS INSTRUMENT WAS PREPARED BY
Elizabeth W.McDow, 230 4th Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Matthews (NAME)	Metropolitan Federal S & L Assn (NAME)	155-16 for 43
5017 Cambron Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	9D-55265
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, JAMES D. GRUBBS and wife, THELMA E. GRUBBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER D. MATTHEWS and wife, ELIZABETH L. MATTHEWS

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 Davidson County, Tennessee, being Lot No. 28 in Pasquo Park Subdivision, Section 2, as of record in Book 3600, page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James D. Grubbs and wife, Thelma E. Grubbs by deed from Mrs. Doye Johnson, a widow, of record in Book 5197, page 200, Register's Office for said County.

This conveyance is subject to:

1. Restrictive covenants contained in instrument of record in Book 3870, page 12, said Register's Office.
2. The Plan of record in Book 3600, page 77, said Register's Office, shows an owners certificate, a 40 foot minimum building setback line from Cambron Drive and a 10 foot easement for public utility and drainage purposes along the real line of said lot, and a 2.5 x 25 foot utility anchor easement located on the nothwest corner of said lot.

The undersinged JAMES D. GRUBBS,SR. and JAMES D. GRUBBS are one and the same.

unimproved ( )
This is improved (X) property, known as 5017 Cambron Drive, Nashville, TN 37221
(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 13th day of JULY, 19 84

X James D. Grubbs, SR.
JAMES D. GRUBBS, SR.
BY James C. Atkeison
JAMES C. ATKEISON, ATTORNEY-IN-FACT

X Thelma E. Grubbs
THELMA E. GRUBBS
BY James C. Atkeison
JAMES C. ATKEISON, ATTORNEY-IN-FACT

STATE OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

I 36090

IDENTIF. REFERENCE

JUL 13 3 46 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES C. ATKEISON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of JAMES D. GRUBBS, SR. and wife, THELMA E. GRUBBS, as their Attorneys In Fact as the free act and deed of the within named JAMES D. GRUBBS, SR and wife, THELMA E. GRUBBS.

Witness my hand and official seal at Nashville, Tennessee, the 13th day of July, 1984.

Wanda Fults
notary public

11-5-87
MY COMMISSION EXPIRES

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6337 PAGE 692

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00- CAMT.	
			208.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	214.50-
3504407/13/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3609 90
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Hubley Nel.
7-18-84 2 4 0 M
Julyt & Wilson
Nelson Ave
Nelson Co
Lynchburg

No.0052569