This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John A. Mattick et ux	Same	91-15-102
NAME: 5202 Park Ave	NAME	
(STREET ADDRESS OR ROUTE NUMBER): 37209	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- Dollars, cash in hand paid by John A. Mattick and wife, Donna L. Mattick, and other good and valuable considerations accepted as cash the receipt of which is hereby acknowledged,

Nell Phelps Horner, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said

John A. Mattick and wife, Donna L. Mattick

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

Being a part of the southeast part of Block 2 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Park Avenue 50 feet west of the westerly margin of 52nd Avenue North; thence northerly parallel to the westerly margin of 52nd Avenue North, 150 feet to the south margin of an alley; thence with the margin of the same westerly 50 feet to a point; thence southerly 150 feet to the north margin of Park Avenue; thence with the margin of the same easterly 50 feet to the point of beginning.

Being the same property conveyed to James C. Horner and wife, Nell Phelps Horner by deed from Walter Schields and wife Dorothy C. Schields of record in Book 1450, page 299, Register's Office for Davidson County, Tennessee, the said James C. Horner having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $32,500.00

Subscribed and sworn to before me, this the 8th day of August 1984

Affiant

My commission expires 10-19-86

(Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 5202 Park Avenue (House Number) Nashville, TN (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 8th day of August, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nell Phelps Horner

Nell Phelps Horner, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Nell Phelps Horner, unmarried

the within named 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 *, 19*84*.

J. Van Larson
Notary Public

NOTARY PUBLIC

Commission expires 10-1-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

1139 08/10 $1.00- CHECK

WARRANTY DEED

FROM

Nell Phelps Horner, unmarried

TO

John A. Mattick and wife,
Donna L. Mattick

Mail to Dupree Realty
37205

I 4 2 2 3 0

IDENTIF. REFERENCE

AUG 10 10 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

32500.00- CAMT.
84.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 91.00-
1139A08/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 4 2 2 3 0

IDENTIF. REFERENCE

AUG 10 10 22 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0059961