Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 6488 PAGE 533

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
J. O. Jones, ET UX 621 Ellen Drive Goodlettsville, Tn. 37072	Same as new owner	Map 18-13 Parcels 63 & 62 GO-13816 and GO-13811

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, CHARLES A. MATTHEWS and wife, ALICE CANTRELL MATTHEWS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said J. O. JONES and wife, MARY W. JONES, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:

Being Lot No. 2, as of record in Book 831, page 283, Register's Office for Davidson County, Tennessee. Situated in the town of Goodlettsville, Tennessee.

BEGINNING in the edge of the north side of McClure Street, now Old Brick Church Pike, the southwest corner of Martha Hendrick's lot and running North with her line 262 feet to a stake in W. J. Sellar's line; thence with his line West 35-1/2 feet to a stake; thence South 262 feet to the North edge of McClure Street; thence East with the North edge of McClure Street 43-1/2 feet to the beginning.

Being the same property conveyed to Charles Mathews and wife, Alice Mathews, by deed from Bessie L. F. Hitt, of record in Book 5100, page 101, Register's Office, Davidson County, Tennessee.

TRACT NO. 2:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Being in the town of Goodlettsville and beginning at a stone in the center of McClure Street in J. M. Phipps west line and running west with the center of the street 108 feet to a stake in the center of said street; thence North 281 feet to a stake in Mrs. Sue B. Johnson (now deceased) South line; thence East with said Sue B. Johnson South line 72 feet to a stake in said line with corner of Lee Veechwine Northwest corner; thence South with said Phipps and Veechwine West

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line 281 feet to the place of beginning, containing by estimation 1/2 acre, more or less.

Being the same property conveyed to Charles A. Matthews and wife, Alice Cantrell Matthews by deed from Martha J. Hendricks, et al, of record in Book 3619, pages 469, 477, 479, 484, 509, Register's Office, Davidson County, Tennessee.

Charles Mathews and Charles A. Matthews being one and the same person.

Alice Mathews and Alice Cantrell Matthews being one and the same person.

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, the GRANTORS, 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 warrant that the same is unencumbered, except 1985 State, County and City of Goodlettsville taxes to be paid in full by the GRANTEES without proration.

And We, the GRANTORS, 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.

WITNESS our hands on this the 4th day of February, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles A. Matthews
CHARLES A. MATTHEWS, Grantor

J. O. Jones
J. O. JONES, Grantee

Alice Cantrell Matthews
ALICE CANTRELL MATTHEWS, Grantor

Mary W. Jones
MARY W. JONES, Grantee

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 CHARLES A. MATTHEWS and wife, ALICE CANTRELL MATTHEWS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 4th day of February, 1985.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

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 J. O. JONES and wife, MARY W. JONES, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 4th day of February, 1985.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,500.00.

J. O. Jones
Affiant

Sworn to and subscribed before me, this the 4th day of February, 1985.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

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IDENTIF. REFERENCE

FEB 7 9 28 AM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

9500.CO- CAMT.
24.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 34.20-
9352A02/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.8.1.5.2

IDENTIF. REFERENCE

FEB 7 9 28 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 106798