120-14
15-8-7
5409-41-2

FORM NO. WD-1

000 6592 PAGE 260

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 1985

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 218 Third Ave. No., PO Box 3429, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John O. Matthews etux Mary A McLaughlin (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	Map 130-3-85
510 Lynnwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel BM-1240
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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, CHARLES F. BRADLEY and wife, JEAN B. BRADLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN O. MATTHEWS and wife, MARY A. MCLAUGHLIN

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 the south part of Lot No. 109, the north part of Lot No. 198, part of Brighton Avenue, now closed, and part of a 50foot unnamed street lying between Lots Nos. 109 and 198, on the map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103, Register's Office for said County, and described according to a copy of a survey July 2, 1947, by Harvey Gee, Surveyor, and more fully described in the deed of record in Book 4052, page 556, said Register's Office.

Beginning at a point in the easterly margin of Lynnwood Boulevard at an iron pin at the southwest corner of the property conveyed to Blanch Osborn Hills by deed from Dunn Realty Corporation; thence easterly along said Hills' line, 254 feet, more or less, to a point; thence southerly 100 feet to an iron pin; thence westerly 260.1 feet to an iron pin in the easterly margin of Lynnwood Boulevard; thence with the margin of the same northerly 100 feet to the point of beginning.

Being the same property conveyed to Charles F. Bradley and wife, Jean B. Bradley by deed from Charles H. Warfield and wife, Martha H. Warfield of record in Book 4052, page 556, siad Register's Office.

unimproved ( )
This is improved (X) property, known as 510 Lynnwood Boulevard Nashville, TN 37205
(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 hands this 21st day of June, 19 85

X Charles F. Bradley
CHARLES F. BRADLEY

X Mrs Charles F. Bradley Jean B. Bradley
JEAN B. BRADLEY

STATE OF TENNESSEE
Davidson County

BOOK 6592 PAGE 261

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles F. Bradley and wife, Jean B. Bradley

the bargainors, 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 _____, Tennessee, this 21st day of June, 1985.

Commission Expires July 17, 1988

Cynthia M. Bickel Notary Public

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____.

Commission Expires _____ _____ Notary Public

2193

J. 1. 6. 2. 5. 9

IDENTIF. REFERENCE

JUN 26 2 26 PM '85

FELIX A. ROBERTSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Charles F. Bradley and wife,

Jean B. Bradley

TO

John O. Matthews and wife,

Mary A. McLaughlin

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6592 PAGE 262

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

175000.CO- CANT.
465.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 461.50-
2193A06/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 6 2 5 9

IDENTIF. REFERENCE

JUN 28 2 26 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 148528