BOOK 6820 PAGE 113

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 20000.00 MKT

Subscribed and sworn to before me, this the 16 day of July 19 86

My commission expires: 1-10-89 (Affix Seal)

Affiant:

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Claude E. Wair	Same
P.O. Box 235 (STREET ADDRESS)	(STREET ADDRESS)
Whites Creek TN 37189 (CITY STATE ZIP)	(CITY STATE ZIP)
MAP & PARCEL NO. 31-00-0 79.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, KENNETH D. MATTHEWS JOINED BY HIS WIFE, MARSHA G. MATTHEWS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO CLAUDE E. WAIR AND WIFE, MABEL A. WAIR

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, described according to a survey made by Cummings Surveying Company, dated September 9, 1968, as follows:

Beginning at a stake in the center of Lickton Pike, at the southeast corner of the property conveyed to Claude E. Wair, Jr., as of record in Book 4197, page 822; thence with the center of said Pike, South 7 deg. 50 min. West 100 feet to a stake; thence leaving said Pike, North 84 deg. 30 min. West 887.5 feet to a point; thence North 30 deg. 15 min. West 234.2 feet to a point; thence North 53 deg. 15 min. West 316.3 feet to a point; thence North 36 deg. 45 min. East 100 feet to a point; being in Wair`s Line; thence with the said Wair`s southerly line, South 53 deg. 15 min. East 338 feet to a point; thence south 30 deg. 15 min. East 199.5 feet to a point; thence South 84 deg. 30 min East 840.5 feet to the point of beginning, containing 3.16 acres, more or less.

Being the same property conveyed to Kenneth D. Matthews by Quitclaim deed recorded in Book 6778 at page 587, Register`s Office for Davidson County, Tennessee. The said Kenneth D. Matthews is being joined by his wife, Marsha G. Matthews, to convey any and all marital interest she may have in said property.

The said Marsha G. Matthews is one and the same person as Marsha Lynn Matthews.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

4742 LICKTON PIKE, NASHVILLE, TENNESSEE

THIS IS _____ IMPROVED PROPERTY KNOWN AS _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 16 day of July 19 86

Kenneth D. Matthews

Marsha G. Matthews

State of Tennessee
County of Davidson

On this 16 day of July, 19 86 before me personally appeared KENNETH D. MATTHEWS JOINED BY HIS WIFE, MARSHA G. MATTHEWS to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

2141 6

IDENTIFICATION

Jul 17 9 32 AM '86

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

20000.00- CONT.
56.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 62.50-
8273A07/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2141.8

IDENTIFICATION REFERENCE

Jul 17 9 32 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 271630