(1)

BOOK 7123 PAGE 349 Fee Box 29

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th. DAY OF January, 1987

Notary Public

MY COMMISSION EXPIRES October 1, 1989

THIS INSTRUMENT WAS PREPARED BY
Cumberland Valley Title, Inc. 1114 17th. Ave., S., Suite 105, Nashville, TN 37212

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah D. Matthews and Jacqueline F. Haynes (NAME)	City Federal Savings Bank (NAME)	43-15 Par. 131
212 Larkin Springs Road (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Somerset, NJ. 08873 (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, Ernest Wright, Jr., and wife, Katherine Hamilton Wright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah D. Matthews and Jacqueline F. Haynes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

A tract of land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of the Larkin Springs Road, formerly Madison Road, as widened, approximately 109.8 feet south of the southeast corner of a tract of land conveyed to David T. Sharp by deed from Charlie Marshall, Jr., of record in Book 2011, page 263, Register's Office for said County, and running thence southerly with the westerly margin of said road 109.8 feet, more or less, to the southeast corner of the original Booker Marshall 5-acre tract; thence westerly with the southern boundary line of said tract 238.8 feet, more or less, to a tract of land conveyed by Mrs. Nannie E. Dodson to Martha E. Gholson by deed of record in Book 772, page 631, said Register's Office, the southwest corner of said 5-acre tract; thence northerly with the eastern boundary of said tract conveyed to Martha E. Gholson, 108.25 feet, more or less, to a point; thence easterly 226 feet, more or less, to the point of beginning.

Being the same property conveyed to Ernest Wright, Jr., and wife, Katherine Hamilton Wright, by deed of record in Book 2034, page 241, Register's Office for Davidson County, Tennessee.

88970

IDENTIFICATION REFERENCE

FEB 2 8 36 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 212 Larkin Springs Rd., Madison, TN 37115
(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 30th. day of January, 1987

Ernest Wright Jr.

Katherine Hamilton Wright

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 Ernest Wright, Jr., and wife, Katherine Hamilton Wright

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January 19 87.

Commission expires October 1, 1987

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Ernest Wright, Jr., and wife,
Katherine Hamilton Wright

TO
Deborah D. Matthews
and
Jacqueline F. Haynes

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

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

59000.- C- CAMT.-
165.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.70-
512:ABC/82/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 9 7 0

IDENTIFICATION REFERENCE

FEB 2 8 36 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40593