Lee 47

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
P. O. Box 1189
Madison, Tennessee 37116-1189

BOOK 7489 PAGE 1

New Owner:	Send Tax Bills To:	Map/Parcel #:
FRANK A. MATTER, et al	Owner / No Mortgagee	106-5
P. O. Box 100844		Par 136 Ja
Nashville, TN 37210		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN & 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **ROBERT R. PEARSALL, TRUSTEE, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary,** have this day bargained and sold, and by these presents do transfer and convey unto **FRANK A. MATTER and GEORGE D. COON, JR.,** their heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, said tract being Lot No. 8, Section One, City View Park Subdivision, as of record in Plat Book 4860, Page 49, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument on the westerly margin of Fesslers Lane unimproved, said monument being the southerly terminus of the southwesterly return from Enos Reed Drive, thence; with said margin of Fesslers Lane, S 2 degrees 38 minutes 55 seconds W, 84.63 feet to a concrete monument, said monument being the southeasterly corner of herein described and the northeasterly corner of Lot No. 4, Section 4, City View Park, as of record in Plat Book 5060, Page 12, Register's Office for Davidson County, Tennessee, thence; leaving said margin on common line between herein and Lot No. 4, N 87 degrees 21 minutes 05 seconds W, 269.81 feet to an iron pin in concrete, southwesterly corner of herein and northwesterly corner of said Lot No. 4, said iron pin in concrete being a point in the easterly line of Howard Youree, Sr. property, as of record in Deed Book 3224, Page 288, Register's Office for Davidson County, Tennessee, thence; on common line between herein and said Youree property, N 2 degrees 44 minutes 00 seconds E, 131.97 feet to a concrete monument on the southerly margin of Enos Reed

Drive, the northwesterly corner of herein, thence; with said margin of Enos Reed Drive, S 86 degrees 45 minutes 26 seconds E, 225.00 feet to a concrete monument, thence; easterly and southerly with a 45.00 foot radius return curve to the right a distance of 70.32 feet to the point of beginning.

BEING the same property conveyed to Robert R. Pearsall, Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, by deed from Joe R. Barrow, Jr., et ux, Dianne B. Barrow, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all the estate, title and interest thereunto belonging unto the said FRANK A. MATTER and GEORGE D. COON, JR., their heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance, and that the same is free and unencumbered.

And I agree, and bind myself, my successors and legal representatives, to warrant and forever defend the title to said real estate unto the said FRANK A. MATTER and GEORGE D. COON, JR., their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures, this the 9th day of March, 1988.

ROBERT R. PEARSALL, TRUSTEE

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 ROBERT R. PEARSALL, TRUSTEE, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of March, 1988.

Notary Public

My Commission Expires: 1-21-90

11849

IDENTIFICATION REFERENCE

MAR 10 2 56 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

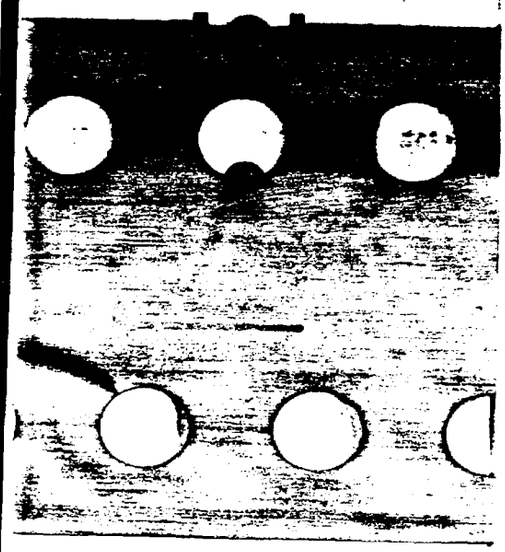
The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00 .

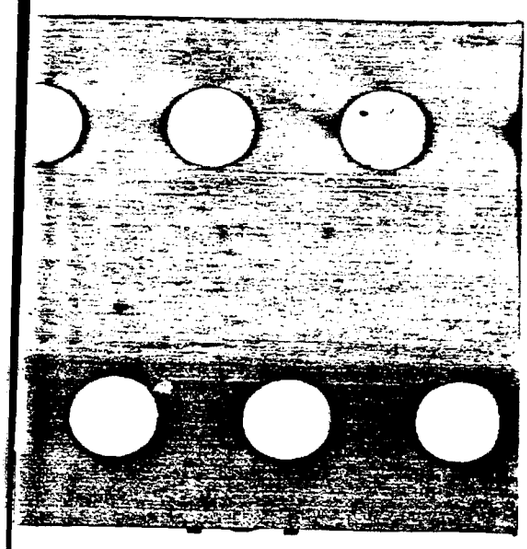
Affiant

SWORN to and subscribed before me
this 9th day of March, 1988.

Notary Public

My Commission Expires: 1-21-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7489 PAGE 4

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	175000.00
CON TX	490.00
	0.50
MTGFEE	9.00
TOTAL	499.50
CHECK	499.50

03/10/98 01 15:00 0001 4939

11849

IDENTIFICATION REFERENCE

MAR 10 2 56 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69589