Box 12 210821835

# WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 57,900.00

X Jerry R Mattern
(Affiant)

Subscribed and sworn to before me, this the 30th day of JUNE, 19 88.

Muriel E. Atkinson
(Notary Public)

My commission expires: 07/17/88

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2423 08/01 0101 03CHECK 197.57

THIS INSTRUMENT WAS PREPARED BY:
Metropolitan Federal Savings & Loan Assn.
230 Fourth Avenue, North, Nashville, Tennessee 37219

| Address New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| JERRY R.MATTERN | Metropolitan Federal S&L Assn. | 75-11-263 |
| (Name) | P.O. BOX 995 | 4D-91288 |
| 4309 BATON ROUGE DRIVE | Nashville, Tn. 37202-0995 | |
| (Street Address) | | |
| HERMITAGE, TN 37076 | | |
| (City) (State) (P.O. 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, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

UNION FINANCIAL CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JERRY R. MATTERN, UNMARRIED

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 Lot No. 89-B on the Plan of the Zone Lot Division of lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, Rachel Square, Section Two, as of record in Book 6250, page 542, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Union Financial Corporation by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 7314, page 860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the 1988 taxes are assumed by the grantees herein; Restrictive covenants contained of record in Book 6455, page 135 Plan of record in Book 5200, pages 623-625, amended in Book 6231, pages 64 and 66, and also amended in Book 6250, pages 538-543, showing an Owners Certificate; certain easements and setback lines; Declaration of covenants, conditions and restrictions of Rachel Square, including assessments, as set forth and contained of record in Book 6619, page 777, and By-Laws appended thereto of record in Book 6619, page 782, said Register's Office.

5 4 6 4 8

IDENTIFICATION REFERENCE

AUG 1 3 43 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( X) improved ( ) property known as
4309 BATON ROUGE DRIVE, HERMITAGE, TN 37076

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 convey it, and the same is unencumbered, unless otherwise herein set out; and 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 my hand this 30th day of JUNE, 19 88.

UNION FINANCIAL CORPORATION

BY: Ronald G. Grizzard

RONALD G.GRIZZARD,EXECUTIVE VICE PRESIDENT

STATE OF TENNESSEE)
DAVIDSON COUNTY )

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Personally appeared before me, _____, a Notary public in and for said County and State, the within named _____ the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.
Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

_____
Notary Public

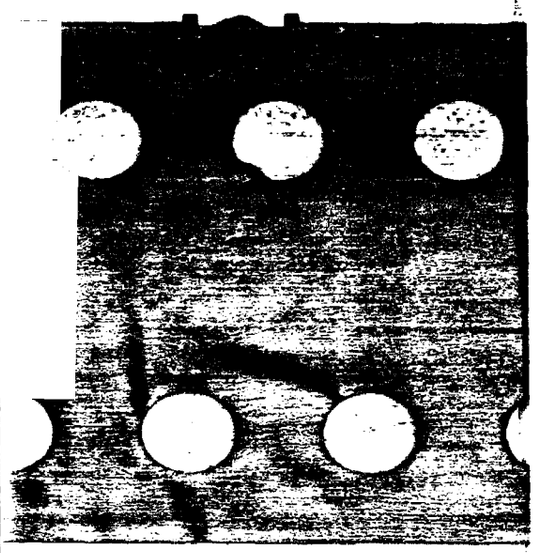
My commission Expires:_____

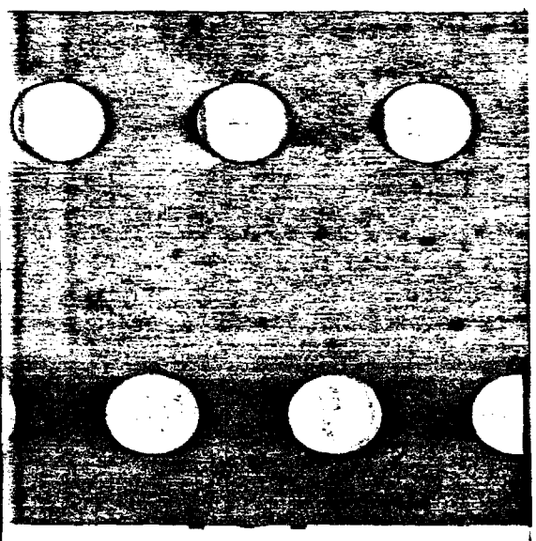
STATE OF TENNESSEE)
DAVIDSON COUNTY )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ RONALD G.GRIZZARD _____ 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 EXECUTIVE VICE PRESIDENT of the UNION FINANCIAL CORPORATION a corporation, and that he as such EXECUTIVE VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as EXECUTIVE VICE PRESIDENT.
Witness my hand and official seal at Nashville, Tennessee, this 30th day of JUNE, 19 88.

June E. Atkinson
Notary Public

My commission expires: 07/17/88





**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 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

5 4 6 4 8

IDENTIFICATION REFERENCE

AUG 1 3 43 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

| | |
|---|---|
| CAMT | 57900.00 |
| CON TX | 191.07 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 197.57 |
| CHECK | 197.57 |

08/01/88 01 15:47 0001 2423

**No.** 119027