Mail

NAME AND ADDRESS OF NEW OWNER:
Chester B. Mathias, Jr.
and wife, Ruby E. Mathias
4297 Sweden Drive
Hermitage, Tennessee 37076

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
George H. White
Attorney at Law
107 W. College Street
Murfreesboro, Tennessee 37130

Tax Map No. 75-6
Parcel 126
Field Book 4D-34808

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5862 07/29 0101 03CHECK 133.54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, Chester B. Mathias, Sr. and wife, Martha Holman Mathias, have this day bargained and sold and do hereby transfer and convey unto Chester B. Mathias, Jr. and wife, Ruby E. Mathias, their heirs and assigns, forever, that certain parcel of real estate situated and located in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lot 1 on the Plan of Hermitage Estates, Section V, as of record in Book 4175, page 67, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Chester B. Mathias and wife, Norma M. Mathias, by deed of record in Book 5876, page 44, of said Register's Office. The said Norma M. Mathias died leaving Chester B. Mathias (Sr.) as surviving tenant by the entirity and owner in fee simple of the subject property. Chester B. Mathias (Sr.) then married the undersigned, Martha Holman Mathias.
>
> This conveyance is subject to restrictive covenants of record in Book 4341, page 247, and to all matters shown on the aforesaid subdivision plat.
>
> This is improved property known 4297-4299 Sweden Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except by lien of the 1991 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said

real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 26th day of July, 1991.

Chester B. Mathias, Sr.

Chester B. Mathias, Sr.

Martha Holman Mathias

Martha Holman Mathias

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STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this 26th day of July, 1991, before me personally appeared Chester B. Mathias, Sr. and wife, Martha Holman Mathias, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing Warranty Deed instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 26th day of July, 1991.

Notary Public

My Commission Expires: 3/25/94

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $34,245.61, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 26th day of July, 1991.

Notary Public

My Commission Expires: 3/25/94.

34443

IDENTIFICATION REFERENCE

JUL 29 11 27 AM '91



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

CAMT 34245.61
CON TX 126.54
PRFEE 1.00
WDEED 6.00
TOTAL 133.54
CHECK 133.54

07/29/91 01 11:29 0001 5862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 4 4 3.

IDENTIFICATION REFERENCE

JUL 29 11 27 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 444823