BOOK 10734 PG 968

**WARRANTY DEED**

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36230)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF December 19
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SATURN & MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Thomas Kelley (NAME) | Regions Mortgage, Inc. (NAME) | 84-16-2 |
| 2406 Selma Drive (ADDRESS) | 315 Union Street (ADDRESS) | 3DZ-44232 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Nahsville, TN 37201 (CITY) (STATE) (ZIP) | |

FOR AND 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, Margaret Williams Oakes Matthews, married and husband, James C. Matthews

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

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 the southerly 285 feet of Lots Nos. 24 and 25 on the Map of Nicholhurst, not of record, and described according to a copy of a survey made by S.E. Davis, Surveyor, November 10, 1945, as follows:

Said parts of said Lots Nos. 24 and 25 are joined and front together 150 feet on the northerly side of Selma Avenue and run back between parallel lines 285 feet to a dead line in the rear.

BEING the same property conveyed to Curtis H. Oakes and wife, Margaret Williams Oakes by deed from County Court Clerk of record in Book 2696, Page 597.

The said Curtis H. Oakes has since died.
Margaret Williams Oakes is now known as Margaret Williams Oakes Matthews, married.
The foregoing is the same legal description as appears in the previous deed of record.
James C. Matthews, husband of Margaret Williams Oakes Matthews, joins in this Warranty Deed only for the purpose of conveying such marital rights that he he may have in and to said property.

Property is improved and is known as X unimproved 2406 Selma Drive, Nashville, TN 37214
(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 unincumbered 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 my hand this 18th day of December, 19 97

Margaret Williams Oakes Matthews
Margaret Williams Oakes Matthews

X James C. Matthews
James C. Matthews

BOOK 10734 PG 969

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 Margaret Williams Oakes Matthews, married, and husband, James C. Matthews

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 18th day of December, A.D. 1997

Commission expires 7/25/98

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

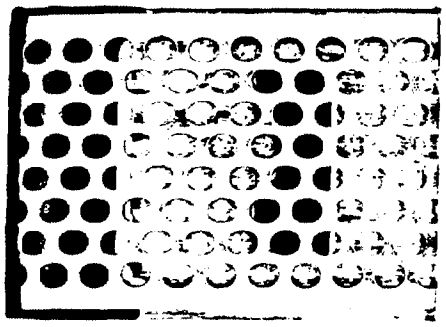
U3033810

IDENTIFICATION REFERENCE

97 DEC 29 AM 10:23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5201 12/29 0101 03CHECK 341.63



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

RECEIVED OF _____

FOR _____

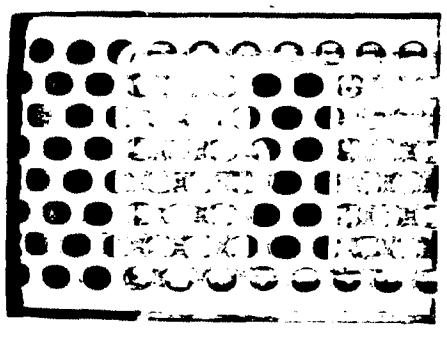
BK-10734 PG.970

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CAMT 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
TOTAL 341.63
CHECK 341.63
12/29/97 01 10:23 0001 5201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



97 DEC 29 AM 10:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0383818
IDENTIFICATION REFERENCE

No. 1235912