BOOK 3979 PAGE 476

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Matthews (NAME)	Kimbrough-Kavanaugh and Associates (NAME)	14D 25050
Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Joelton, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by George E. Matthews and wife, Mary Matthews hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Artie G. Brooks hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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 the 14th Civil District of Davidson County, Tennessee described according to a survey made by C. J. Carney, Surveyor, April 6, 1960, as follows:

Beginning at a point in Union Hill Road south 15° 30' west 632.5 feet from the northeast corner of the property conveyed to O. B. Goodwin and wife, by deed from S. H. Goodwin and wife, of record in Book 1755, page 491, Register's Office for Davidson County, Tennessee; thence with said road south 15° 30' west 93.5 feet and south 28° 30' west 9 feet; thence northwestwardly 370 feet; thence north 47° east 105.5 feet; thence southeastwardly 317 feet to the beginning, containing 0.79 of an acre, more or less.

Being the same property conveyed to Artie G. Brooks by Deed from L. Franklin Stalcup, Sr., and wife, Marjorie R. Stalcup, of record in Book 3800, page 832, Register's Office for Davidson County, Tennessee.

This instrument was prepared by:
Miller Kimbrough
416 Union Street
Nashville, Tenn.

This is (unimproved ( ) / improved (X)) property, known as Union Hill Road, Joelton, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 the 18th day of January, 19 66.

Artie G. Brooks

STATE TAX $ 15.00
PROBATE .50
TOTAL $ 15.50

STATE OF TENNESSEE
Davidson County

JAN 18 1966
R. E. YORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 18 1966

Personally appeared before me, Robert J. Chaffin, a Notary Public in and for said County and State, the within named Artie G. Brooks, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 19 66.

Commission expires 1-30-66

Robert J. Chaffin
Notary Public

WARRANTY DEED

FROM Artie G. Brooks

TO George E. Matthews et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

14374

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 18 1 53 PM '66
NOTED: BOOK 113 PAGE 360
RECORDING FEE $ 3.00
DEP. REG. 2

$10,000.00