This instrument was prepared by Ernest C. Matthews, III, Attorney, Suite 1133 Stahlman Building, Nashville, Tennessee.

BOOK 4361 PAGE 929

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Best (NAME)	Richard Best (NAME)	MAP 119-C
2967 Sidco Drive (STREET ADDRESS OR ROUTE NUMBER)	2967 Sidco Drive (STREET ADDRESS)	PAR 18
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ---------- *DOLLARS*

and other good and valuable consideration, all of which has been paid in cash by or for Richard Best, the receipt of which is hereby acknowledged, I, Ernest C. Matthews, III, Trustee, with full power to sell, mortgage or otherwise convey without the joinder or disclosure of any beneficiary,

have bargained and sold, and by these presents do transfer and convey unto the said Richard Best, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot No. 10 on the Plan of Battlewood, Section 1, of record in Book 1835, page 31, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point in the westerly margin of Cameo Drive, being the common corner of Lots Nos. 10 and 11; thence with the line between said lots westwardly 180.51 feet to a point; thence with the line between Lots Nos. 10 and 5, southwardly 128 feet to a point being the common corner of Lots Nos. 5, 7 an d 10; thence southeastwardly with the line between Lots Nos. 7 and 10, 42 feet to a point, being the common corner of Lots Nos. 7, 9 and 10; thence with the line between Lots Nos. 9 and 10, eastwardly 160 feet to a point in the westerly margin of Cameo Drive; thence with the margin of said Drive and with the curve of same passing a marker set in said margin, northwardly 122.18 feet to the beginning.

Being the same property conveyed to Ernest C. Matthews, III, Trustee, by deed from R. E. Worrall, County Court Clerk, of record in Book 4338, page 801, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for 1969, which have been prorated and assumed by the grantee;

2. All matters shown on the plan of record in Book 1835, page 31;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 16th day of September, 1969

Affiant

My commission expires April 21, 1970 (Affix Seal)

Notary Public

3. Restrictive covenants of record in Book 1494, page 513; and Book 1911, page 67. All references to the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 30 Cameo Drive, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard Best, his *heirs and assigns, forever.*

And I *do covenant with the said* Richard Best *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated above.

And I, Ernest C. Matthews, III, Trustee, *do further covenant and bind* myself, my successors *and representatives, to warrant and forever defend the title to the said land to the said* Richard Best, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 8th *day of* September, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest Matthews, III Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary L. Brackman, *a Notary Public in and for said County and State, the within named* Ernest C. Matthews, III, Trustee,

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 8th *day of* September, *19* 69.

Mary L. Brackman *Notary Public.*

Commission Expires July 31, 1972

STATE OF .....
COUNTY OF .....

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, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ..... this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

SEP 16 69	CONV	10,000.00				
SEP 16 69	S'TAX		A*	26.00		
SEP 16 69	PR'FEE		A*	.50		
SEP 16 69	W'DEED		A*	6.00	*	32.50

WARRANTY DEED

FROM

Ernest C. Matthews, III,

Trustee

TO

Richard Best

A 5 4 0 9 0

IDENTIF. REFERENCE

SEP 16 10 20 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAL ESTATE INSURANCE
BOLLING & HINRICHS
REALTORS
116 Union Street 256-1649
Realtors Since 1925 — Nashville, Tenn.

Ernest C. Matthews, III, Atty.
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Nashville, Tennessee, 37201