Prepared by:
JOSEPH L. LACKEY, SR., Atty. at Law, 1822 Parkway Towers, Nashville, TN 37219

WARRANTY DEED BOOK 4978 PAGE 593

FROM:

ROBERT B. MATTHEWS, a single person, and LIZZIE MATTHEWS, widow of H. C. Matthews

TO:

ROY E. REDIKER and wife, NORA B. REDIKER

STATE OF TENNESSEE:
COUNTY OF DAVIDSON: SS

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

R E Rediker
Affiant

SWORN AND SUBSCRIBED to before me this day of December, 1975.

W. D. McCanless
~~Notary Public~~
~~My commission expires: 5-20-78~~

ADDRESS NEW OWNER AS FOLLOWS:
Roy E. Rediker and wife Nora B. Rediker
1184-B Dalemere Drive
Nashville, TN 37207

SEND TAX BILLS TO:
same

MAP & PARCEL NO.
Map 40
Parcel 89
Field Bk. 12D
#82320

FOR AND IN CONSIDERATION of the sum of Twelve Thousand ($12,000.00) Dollars, which sum has been paid in cash by Roy E. Rediker and wife, Nora B. Rediker, the receipt of which is hereby acknowledged,

WE, ROBERT B. MATTHEWS and LIZZIE MATTHEWS, hereinafter called the Grantors, have this day bargained and sold and by these presents do hereby transfer and convey unto ROY E. REDIKER and wife, NORA B. REDIKER, the hereinafter described land situated in the 12th Civil District of Davidson County, Tennessee, and being more specifically identified as Parcel No. 89 on Official Property Map No. 40 of Davidson County, Tennessee, being situated on the east side of Knight Road in Davidson County, Tennessee, and more fully described as follows:

Beginning at a stone and walnut, formerly Butler's southeast corner, and running thence eastwardly 80 poles, more or less, to the southeast corner of a 7 1/2 acre tract conveyed to Estill O. Sanders and wife by deed from W. T. Vincent and wife of record in Book 1258, page 295, Register's Office for said County; thence with the northwestwardly line of said [tract] north 40° east 20 poles to a sugar tree; thence north 15 poles to a small beech in the head of a hollow in Hinton's southerly boundary line; thence westerly with Hinton's southerly line 117 poles, more or less, to a stake in Butler's line, Hinton's southwest corner; thence southwardly 47 poles to the beginning, containing 26 acres, more or less.

Being the same property conveyed in trust to H. C. Matthews and wife, Minnie Matthews, Trustees, of record in Book 1290, page 340, Register's Office for Davidson County, Tennessee. The said H. C. Matthews and Minnie Matthews, now being deceased, held said property until the date of their respective deaths for Robert B. Matthews, beneficiary of said trust. Title to said property being vested in fee simple in Robert B. Matthews, for whose benefit said trust was created, upon the death of H. C. Matthews on April 22, 1970, his wife, Minnie Matthews, having predeceased him.

Included in the above description is a tract of land on the west side of Knight Road containing 3/4 of an acre, more or less, which is not a part of the above conveyance and is excluded therefrom. Said 3/4 acre tract is described as follows:

Beginning in the southwest corner of Edward W. Dunn's tract, the southeast corner of Pattie's tract, and the northeast corner of Miles' tract, formerly the old east line of Gary tract; thence with Miles' east line south to a one-acre tract owned by Miles and bought off this tract; thence with the northeastwardly [line] of said one-acre tract to the center of Old Ewing, now Knight, Road; thence with the center of said road north to Edward S. Dunn's line and with Dunn's line west to the beginning, containing 3/4 acre, more or less, and being a part of the land bought by conveyors from Marsh and recorded in [Deed Book 3344, page 493] Register's Office for Daivdson County, Tennessee.

TO HAVE AND TO HOLD The said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

I, ROBERT B. MATTHEWS, do covenant that I am lawfully seized and possessed of said land in fee simple as the beneficiary of the trust created by the conveyance by George Everett Marsh and wife, Dora Marsh, to H. C. Matthews and wife, Minnie Matthews, of record in Book 1290, page 340, Register's Office for Davidson County, Tennessee, and that I have a good and lawful right to convey said land to the Grantees and that same is unencumbered except for taxes for the year 1971, 1972, 1973, 1974, and 1975, which will be paid by the Grantor, Robert B. Matthews. I further covenant and bind myself and 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.

AND I, LIZZIE MATTHEWS, widow of H. C. Matthews, join in this conveyance for the purpose of conveying and releasing any right, title, or interest which I might have in said land, but I do not claim any interest therein as the widow of H. C. Matthews.

IN WITNESS WHEREOF, we, the said Grantors, have hereunto set our hands and seals this 8th day of December, 1975.

27835 T IDENTIF. REFERENCE DEC 11 11 25 AM '75 LIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Robert B. Matthews
ROBERT B. MATTHEWS

Lizzie M. Matthews
LIZZIE MATTHEWS

DEC 11 75 CONV 17,000.00
DEC 11 75 PR'FEE B* .50
DEC 11 75 W'DEED B* 4.00 * 35.70

STATE OF TENNESSEE :
COUNTY OF DAVIDSON : SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT B. MATTHEWS, one of the within bargainors, 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 10th day of December, 1975.

NOTARY PUBLIC DAVIDSON COUNTY, TN. MY COMMISSION EXPIRES 5-20-78

Joseph L. Lack
Notary Public
My commission expires: 5-20-78.

STATE OF TENNESSEE :
COUNTY OF DAVIDSON : SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LIZZIE MATTHEWS, one of the within bargainors, 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 9 day of December, 1975.

Edward Cobb
Notary Public
My commission expires:
7-31-78