CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENN. 37075

SEND TAX BILLS:
James L. Nashetux
6535 Premier Dr. Apt C-8
Nashville, Tenn.

This instrument was prepared by
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

Map Parcel No.
8D30400
Map 100
Par. 12-120.84A

BOOK 5364 PAGE 888

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HARLON W. MATTHEWS AND WIFE, JOYCELYN L. MATTHEWS, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto JAMES L. NASH AND WIFE, NORITA NASH, as tenants by the entirety, hereinafter called the GRANTEE, their heirs and assigns forever, the following described property, to wit:

A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows:

Beginning at a metal fence post on the east side of the existing Indian Creek Road, same being 1503.95 feet south of Cobb's south property line, thence leaving said road S 89 degrees 31' E, 531.56 feet to a metal post, thence S 12 degrees 43' E, 311.31 feet to a 40 inch oak, thence S 3 degrees 49' E, 15.00 feet to a metal post, thence N 87 degrees 16' W, 508.71 feet to a metal post on the east side of said road, thence with the road along a curve with a radius of 240.53 feet for a distance of 124.51 feet to a point, thence N 31 degrees 20' W, 48.52 feet to a point, thence along a curve with a radius of 226.09 feet for a distance of 125.56 feet to a point, thence N 0 degrees 29' E, 20.00 feet to the point of beginning, containing 3.7 acres, more or less. Included in this description but excluded from this conveyance is part of a 50 foot right-of-way as set forth in Davidson County Project #8BX, dated 12-7-44 for a proposed new road. This description is according to a survey dated March 9, 1976, by Dewayne Caldwell.

Being the same property conveyed to Harlon W. Matthews and wife, Joycelyn L. Matthews by deed from Rowena H. O'Brien, unmarried, of record in Book 5021, Page 947, Register's Office for Davidson County, Tennessee.

SAID PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. Mobile homes or any temporary living quarters shall not be allowed on this property.
2. Any home constructed shall be no less than 1000sq. ft. living area on the ground level.
3. Inoperable vehicles of any kind shall not be allowed on this property and will be towed away at owners expense.

3.16 CONV 18,000.00
3.16 S'TAX 3* 20.20
3.16 TR'FEE 3* .50
3.16 W'DEED 0* 4.00 * 25.30

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TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 9 day of November, 1978.

Harlon W. Matthews — Joycelyn L. Matthews

HARLON W. MATTHEWS — JOYCELYN L. MATTHEWS

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named HARLON W. MATTHEWS AND WIFE, JOYCELYN L. MATTHEWS, the bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 9 day of November 1978

Paulette F. Oldham
NOTARY PUBLIC

My Commission Expires: 12-22-79

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $ 8,000.00

Sam L Nash
AFFIANT

Subscribed and sworn to before me, this the 16th day of November, 1978

C. O. Williams
NOTARY PUBLIC

My Commission Expires:

Deg. Key
IDENTIF. REFERENCE

FILED
NOV 16 4 01 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F.O.S.S.7.

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.