FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6725.00

Bruce H. Mantura III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 1979.

E. Breshears
Notary Public

MY ~~COMMISSION~~ EXPIRES: Dep. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar Urrutia, P. O. Box 17513, Nashville, Tennessee 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LeAnne Johnson Matthews Bruce Hopkins Matthews III	Same	9 - 63
(NAME)	(NAME)	
Ridgewood Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tenn. 37080		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Mrs. H. E. (Lockie K.) Baxter, widow, and Glenna Baxter Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LeAnne Johnson Matthews and husband, Bruce Hopkins Matthews, III

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:

Situated within the Fourteenth Civil District of Davidson County, Tennessee, described according to a survey by Carlisle & Brown, dated February 16, 1979, as follows:

Beginning at an iron pin located in the north right-of-way line of Ridgewood Road, said iron pin further described as being the southwest corner of C. M. Keaton property and the southeast corner of the herein described land; thence with the right-of-way of Ridgewood Road N 79 deg. 33' 12" W a distance of 148.48 feet to a point; thence with a curve having a radius of 261.48 feet westerly and northerly a distance of 423.88 feet to a point; thence N 13 deg. 19' 42" E a distance of 198.01 feet to a point; thence with a curve having a radius of 502.47 feet northerly and westerly a distance of 287.89 feet to an iron pin located on Charles F. Martin's south property line; thence leaving Ridgewood Road S 80 deg. 57' 48" E a distance of 391.57 feet along Martin's line to an existing iron pin; thence S 0 deg. 53' 46" W a distance of 224.07 feet to an iron pin; thence S 6 deg. 27' 16" W distance of 538.45 feet to the point of beginning, containing 6.283 acres, more or less.

Being part of the property conveyed to Mrs. H. E. Baxter by deed from John B. Cobb, County Court Clerk, of record in Book 1165, Page 419, and by deed from Mrs. John A. Earhart, of record in Book , Page , both in the Register's Office for Davidson County, Tennessee. The said Mrs. H. E. (Lockie K.) Baxter, a widow, conveyed a one-half undivided interest to her daughter, Glenna Baxter Johnson, by deed of record in Book 4868, Page 517, said Register's Office.

This is unimproved ( ) improved ( ) property, known as Ridgewood Road, Joelton, Tenn. 37080
(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 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 hand s this 30 day of Oct, 1979

Mrs. H. E. (Lockie K. Baxter Widow
Mrs. H. E. (Lockie K.) Baxter, widow

Glenna Baxter Johnson
Glenna Baxter Johnson

RECORDER'S MEMO:
[illegible] in This Document [illegible] Received.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rob R Nesbitt, a Notary Public in and for said County and State, the within named Mrs. H. E. (Lockie K.) Baxter, widow; Glenna Baxter Johnson

the bargainor S, 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 Nashville, Tennessee, this 30 day of Oct 19 71

Commission expires My Commission Expires October 18, 1931

Rob R Nesbitt
Notary Public

ROBERT L. NICHOLS * NOTARY PUBLIC * DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Mrs. H. E. (Lockie K.) Baxter, widow; and Glenna Baxter Johnson

TO
LeAnne Johnson Matthews and husband, Bruce Hopkins Matthews, III

F. 6.2.4.3.4 RUSH

IDENTIF. REFERENCE

Nov 8 1 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

11/78 8.05 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			625.00- CO	
			1.56 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	8.06-
			4486A11/08/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 62434

IDENTIF. REFERENCE

Nov 8 1 51 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 724412