FORM NO. WD-1

BOOK 6322 PAGE 892

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 84.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Don R. King & Kathleen Matteuzzi (NAME)	Same (NAME)	110-28
Eve Plantation Cl E-7 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D-17960
Nash. Tn. 37221 (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, Benjamin Ray Castleman and wife, Selma Castleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don R. King and Kathleen Matteuzzi, with specific rights of survivorship

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:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION

The said Bertie Castleman having since died.

Selma Castleman herein joins to convey any and all rights and interest she may have; especially her marital rights.

This conveyance is subject to any and all existing easements of record.

Taxes for 1984 have been pro-rated and assumed by the grantees.

13 — 29 5

TENNESSEE REFERENCE

JUN 25 10 13 AM 1984

18.8 Acres Stewarts Ferry Pike

unimproved ( )
This is improved ( ) property, known as

(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 seised 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 21st day of June, 19 84

Benjamin Ray Castleman

Benjamin Ray Castleman

Selma Castleman

Selma Castleman

STATE OF TENNESSEE
Davidson County

BOOK 6322 PAGE 293

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Benjamin Ray Castleman and wife, Selma Castleman

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 21st day of June 19 84

Commission expires 4-19-87

Notary Public

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

BENJAMIN RAY CASTLEMAN AND WIFE,

SELMA CASTLEMAN

TO

DON R. KING AND KATHLEEN MATTEUZZI

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
File Box #24

LEGAL DESCRIPTION

Benjamin Ray Castleman Property

Property Map: 110

Parcel ; 28

Land in the 4th Civil District of Davidson County, Tennessee, being Parcel No. 28, Property Map 110 of Metropolitan Nashville, Tennessee, being on the south side of Stewarts Ferry Pike, and being further described as follows:

Beginning at a point in the centerline of Stewarts Ferry Pike, said point being located North 55 degrees 30' West 992.5 feet, North 9 degrees 30' East 24 feet, and North 80 degrees 30' West 122 feet from the northwest corner of a 10.6 acre tract of land conveyed to Gertrude C. Jenkins by deed from R. E. Castleman, et al, by deed of record in Book 2490, page 522, Register's Office for said County; thence with the centerline of said Pike North 80 degrees 30' West 150 feet to a point being 25 feet more or less east of the northeast corner of a 30 feet wide strip of land conveyed to Harlie D. McDaniel, et ux, by deed in Book 5215, page 530, R. O. D. C.; thence with a line 25 feet east of and parallel to McDaniel's east line, South 7 degrees 15' West 435.6 feet to a point; thence North 80 degrees 30' West 155 feet and running with McDaniel's south line to his southwest corner, said corner being in the east line of a tract of land conveyed to Robert William McCollough of record in Deed Book 4811, page 923, R.O.D.C.; thence with McCollough's east line South 7 degrees 15' West 851.4 feet to a concrete monument being McCollough's south corner, and being a corner of the property conveyed to the United States Department of the Army Corps of Engineers for the J.Percy Priest Reservoir by deed from Benjamin Ray Castleman, et ux; thence with the boundary line of the J. Percy Priest Reservoir South 2 degrees 22' East 421.95 feet to an iron pin; thence South 55 degrees 59' East 255.84 feet to an iron pin; thence South 17 degrees 58' West 649.79 feet to an iron pin; thence South 30 degrees 26' East 165.91 feet to an iron pin; thence North 66 degrees 59' East 411.52 feet to an iron pin; thence North 3 degrees 51' East 369.36 feet to an iron pin; thence North 8 degrees 15' East 524.71 feet to a concrete monument being a point in the southwest line of a tract of land conveyed by deed to Elizabeth Mae Castleman Eakes of record in Book 2547, page 279, R.C.D.C.; thence leaving the boundary of said Reservoir and running with said Eakes westerly lines as follows: North 48 degrees 15 minutes West 184.5 feet to an elm and stone; thence North 21 degrees 00' West 225.5 feet to an iron pin; thence North 56 degrees 30' West 62 feet; thence North 6 degrees 30' East 182 feet; thence North 84 degrees 30' West 87 feet to an iron pin; thence North 8 degrees 00' East 164 feet to an iron pin; thence North 12 degrees 45' East 800 feet to the beginning, containing 18.8 acres, more or less.

The above bearings are based on the Tennessee State Plane Coordinate System.

Being part of the same property acquired by Benjamin Ray Castleman by the following deeds: from R. E. Castleman etux of record in Book 2493, page 101; from Gertrude C. Jenkins of record in Book 2545, page 522; from Elizabeth Mae Castleman Eakes et al of record in Book 2547,page 259; and by inheritance as one of the heirs at law of R.L. Castleman; and by deed from Benjamin Ray Castleman to his wife Bertie Castleman of record in Book 2547, page 262, for the purpose of creating a tenancy by the entirety, all deeds of record in Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6322 PAGE 895

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible]- CONT.	
			221.00 STATE	
			.50 PREST	
			9.00 MISC	
			CHECK	231.50-
			760 08/25/84 CASH	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 3 - 2 9 6

TIF REFERENCE

25 10 13 AM '84

No. 0046826