This Instrument Prepared by:

FARMER, BERRY & PURCELL, P.C.
Fourth Floor
131 Second Avenue North
Nashville, Tennessee 37201
(615) 256-2229

BOOK _____, PAGE _____

BOOK 7451 PAGE 410

QUITCLAIM DEED

MAP/PARCEL NO. 131-16-35

Address New Owner(s)

Nancy Mattan
1023 Stonewall Drive
Nashville, Tennessee 37220

Send Tax Bill to:

New Owner

Affidavit

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Nancy Franklin Mattan
Affiant

Sworn to and subscribed before me
this 15 day of January, 1988.

Patricia C. Farmer
Notary Public

My commission expires:

1-9-91

JAN 19 12 10 PM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 98301.

This instrument made and entered into this the 29th day of December, 1987, by and between Jacques Mattan, a resident of Belgium, Grantor, and Nancy Mattan, a resident of Davidson County, Tennessee, Grantee:

W I T N E S S E T H :

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 (ONE DOLLAR), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee, all the right, title and interest in and to the following described real estate which the Grantor now has or which he may hereafter acquire, to wit:

A certain lot or parcel of land, with all appurtenances thereunto belonging, together with any after acquired additions or improvements thereto, situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 1 of Block "C" on the Map of the First Addition to Gateway Acres, a part of the Overton Lea Estates, as of record in Book 1424, page 9, Register's Office for said County, described according to a survey made by Blanchard & Parrish, Engineers, May 1, 1941, as follows:

BEGINNING on the easterly margin of Clendenin Road, the corner of Lots Nos. 1 and 2; thence with the line between said two lots, south 82° 54' east 244.3 feet; thence north 8° 14' east 233.6 feet to the southerly margin of Stonewall Drive, formerly Oakwood Lane; thence with said Drive, westwardly 53.1 feet, continuing with said Drive, westwardly 174.8 feet to the beginning of a curve;thence around said curve, in a southwesterly direction 25 feet to the easterly margin of Clendenin Road; thence with said Road, southwardly 206.9 feet to the beginning.

And being the same property acquired by Jacques Mattan by deed of record in Book 5163, Page 140, Register's Office, Davidson County, Tennessee, to which reference is here made.

By instrument of record in Book 1432, page 613, Register's Office of Davidson County, Tennessee, certain conditions and restrictions are impressed upon the above described property and this conveyance is made expressly subject to said conditions and restrictions and reference is made to the same as if copied herein word for word and figure for figure. The recorded plan shows a 75 foot setback line from Clendenin Road and Stonewall Drive, and a 10 foot easement for Bridle Path along the easterly line of said lot.

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

IN TESTIMONY WHEREOF, Jacques Mattan, Grantor, has hereto set his signature, this the day and date first above written.

JACQUES MATTAN

STATE OF Florida)
)
COUNTY OF Dade)

Personally appeared before me, Patricia Kilpatrick for Jacques Mattan, a Notary Public in and for said County and State, Jacques Mattan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Miami Florida, this 29th day of December, 1987.

Notary Public

My commission expires:

My Commission Expires Feb. 24 1990