This Instrument Prepared By:
Fred C. Dance
Attorney at Law
Suite 501, 501 Union Street
Nashville, TN 37219

Send Tax Bills To:
Danny R. Freeman, et ux
Drakes Branch Rd
Nash. TN

New Owner Is:
Danny R. Freeman, et ux

Map 68, Parcel 64

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00.

Bobby R Matthews
Affiant

Subscribed and sworn to before me this 1 day of Nov, 1988.

My commission expires: 5/13/89

Fred C. Dance
Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, BOBBY RAY MATTHEWS AND WIFE, JUNE CARLENE MATTHEWS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said DANNY R. FREEMAN AND WIFE, MAZO F. FREEMAN, hereinafter referred to as Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, according to unrecorded survey dated September 10, 1988 prepared by Donald A. Ramsey, Registered Land Surveyor, described as follows, to-wit:

Land in Davidson County, Tennessee, to-wit:

Beginning at an iron pin corner on the west margin of Drakes Branch Road, said road being twenty-five feet per right-of-way on the west side; thence by land of Bobby Ray Matthews et ux south 79 deg. 46 west, a distance of 273.84 feet to an iron pin corner; thence by same, north 88 deg. 40 min. west, a distance of 168.80 feet to an iron pin corner; thence by same, south 11 deg. 30 min. west, a distance of 57.96 feet to an iron pin and post corner; thence by same, south 3 deg. 18 min. west, a distance of 176.00 to an iron pin and post corner, the northwest corner of Doyle Gene Cawthon, recorded in Book 6886, page 403, Register's Office for Davidson County, Tennessee; thence by Cawthon, south 3 deg. 18 min. west, a distance of 358.93 feet to a post corner, the southwest corner of Cawthon and the northwest corner of Leonard Canfield, also the northeast corner of Jeremiah Bowman, recorded in Book 4651, page 595, Register's Office for Davidson County, Tennessee; thence by Bowman, north 68 deg. 12 min. west, a

distance of 239.25 feet to a Hickory corner; thence by same, north 54 deg. 12 min. 363.00 feet to a Hickory stake; thence by land of Bowman, Carlos Scoggins and Sam Swafford, north 60 deg. 57 min. west, a distance of 818.40 feet to a stake corner; thence by land of others, north 3 deg. 18 min. east, a distance of 503.25 feet to a stake corner, sweet gum pointer, the southwest corner of Robert Comer recorded in Book 5611, page 417, Register's Office for Davidson County, Tennessee; thence by Comer, south 87 deg. 13 min. east, a distance of 1285.84 feet to a Beech corner; thence by land of Lloyd Morris, Book 5056, page 391, Register's Office for Davidson County, Tennessee, south 74 deg. 01 min. east, a distance of 27.18 feet to an iron pin corner on the Matthews property; thence by Bobby Ray Matthews, south 17 deg. 23 min. east, a distance of 274.26 feet to an iron pin corner; thence by same north 80 deg. 30 min. east, a distance of 200.00 to an iron pin corner on the west margin of Drakes Branch Road; thence by said margin and along the land of Matthews, south 15 deg. 28 min. east, a distance of 68.20 feet to an iron pin corner. Thence by same a distance of 123.42 feet on a curve to the left. Said curve having a radius of 848.63 feet, a delta angle of 8 deg. 20 min. and the chord having a bearing of south 19 deg. 37 min. east. The tangent distance being 61.81 feet; thence by same, south 23 deg. 48 min. east, a distance of 92.77 to the place of beginning.

Being the same property conveyed to Bobby Ray Matthews, et ux by deed from Erik G. Van Rennes and Adriana Van Rennes of record in Book 7150, page 719, Register's Office of Davidson County, Tennessee.

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.

We, the Grantors, do covenant with the said Grantees that we the Grantors are lawfully seized and possessed of said tract and parcel of land in fee simple, and have a good right to convey same and that the same is unencumbered, except 1988 taxes which are prorated as of the date hereof.

We, the Grantors, do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said

Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1 day of November, 1988.

Bobby R Matthews
BOBBY RAY MATTHEWS

June Carlene Matthews
JUNE CARLENE MATTHEWS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, BOBBY RAY MATTHEWS & WIFE, JUNE CARLENE MATTHEWS, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 1 day of November, 1988.

My Commission Expires: 5/13/89

Fred P. Davis
Notary Public

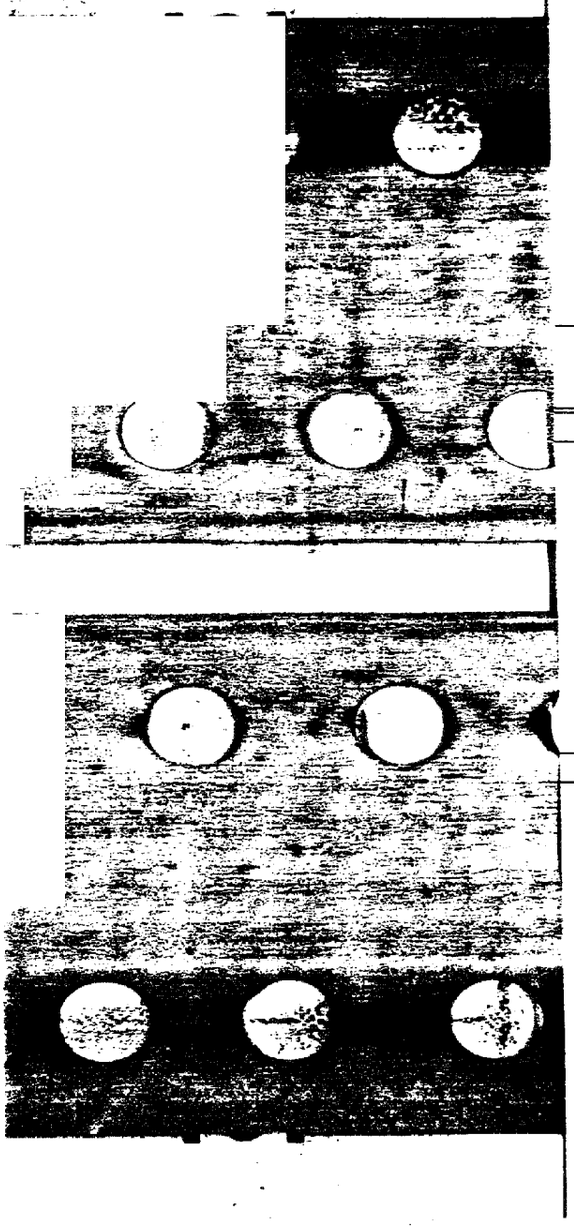
99462

IDENTIFICATION REFERENCE

JUN 6 9 41 AM '89
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

3878 01/06 0101 03CHECK 158.00



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

RECEIVED OF _____

FOR _____

BOOK 7745 PAGE 840

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
				CAMT 45000.00
				CON TX 148.50
				PRFEE 0.50
				WDEED 9.00
				TOTAL 158.00
				CHECK 158.00
			01/06/89 01	09:41 0001 3878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99462

IDENTIFICATION REFERENCE

JAN 6 9 43 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 170561