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

Send Tax Bills To:
Bobby Ray Matthews
5059 Drakes Branch Road
Nashville, TN 37218

New Owner Is:
Bobby Ray Matthews, et ux

Map 48, Parcel 236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00 .

Bobby Ray Matthews
Affiant

Subscribed and sworn to before me this 1st day of March, 1989.

My commission expires: 5/20/92

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 BOBBY RAY MATTHEWS AND WIFE, JUNE CARLENE MATTHEWS, 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 on the west margin of Drakes Branch Road, said road having a twenty-five foot right of way on the west side, thence by land of Bobby Ray Matthews et ux as of record in Book 5486, pg. 739, R.O.D.C. South 80 deg. 30 min. West a distance of 202.00 feet to an iron pin corner. Thence continuing along the lands of Matthews, North 16 deg. 25 min. west, a distance of 275.12 feet to an iron pin on the South side of an easement adjacent to the Lloyd M. Morris property as of record in Bk. 5056, pg. 391, R.O.D.C. Thence along the easement South 73 deg. 44 min. East a distance of 225.00 to a point on a turnaround. Thence along the arc of the turnaround a distance of 59.76 feet. The radius of the turn-around being 50.00 feet, Chord distance being 58.67, chord bearing being South 19 deg. 41 min. East. Thence bearing to the right along the turnaround an arc distance of 36.14 feet. The radius being fifty feet, chord distance is 35.34 feet and the chord bearing being South 34 deg. 50 min. East. Thence

along the West margin of Drakes Branch Road, South 14 deg. 10 min. East a distance of 85.91 feet to the beginning. Containing 1.0103 acres.

Being part of the same property conveyed to Bobby Ray Matthews, et ux by deed from Max Allen Loftin and wife, Joyce Loftin of record in Book 5486, page 739, 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 1989 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 1st day of March, 1989.

Bobby Ray Matthews
BOBBY RAY MATTHEWS

June Carlene Matthews
JUNE CARLENE MATTHEWS

1282 03/01 0101 01CASH 6.00

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 1st day of March, 1989.

My Commission Expires: 5/2/92

Notary Public

12598

TITLE INSURANCE
MAR 1 12 12 PM '89
FILED & RECORDED
DAVIDSON COUNTY, TENN.
RUSH