This Instrument Prepared By;
Smith & Takacs, Attorneys
P.O. Box 1405
Hendersonville, TN 37077

Map 17
Parcel 19.00

BOOK 8422 PAGE 699

Send Tax Statements To:
SAME

Name/Address of New Owner:
JOEL MATCHAK, ET UX
124 Elnora Drive
Hendersonville, TN 37075

Name Of Mortgagee:
NONE

STATE OF TENNESSEE - COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00 .

Joel E Matchak
AFFIANT

Subscribed and sworn to before me this 14th day of August, 1991.

My Commission Expires: 12/12/92

NOTARY PUBLIC

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, EDWARD MATCHAK and wife, RUTH AYERS MATCHAK, have bargained and sold and by these presents do transfer and convey unto JOEL MATCHAK and wife, KAREN MATCHAK, their heirs and assigns forever, the following described property, to wit:

Beginning at a point in the southerly line of the Alex N. Beavers, Jr. property of record in Book 7429, Page 725, Register's Office for Davidson County, Tennessee, said point of beginning being the Northwest corner of the herein described property, thence with the southerly line of Beavers, N 79° 52' 41" E. 141.19 feet to a point; thence N 62° 10' 46" E. 64.16 feet to a point; thence N 82° 32' 30" E. 79.66 feet to a point; thence N 70° 29' 44" E. 105.61 feet to a point; thence N 57° 08' 24" E. 198.44 feet to a point; thence leaving the line of the Beavers' property S 16° 29' 26" W. 396.73 feet to a point in the line of the Bradford L. White property of record in Book 6435, Page 631, said Register's Office; thence with Whites line N 70° 52' 25" W. 246.35 feet to an iron pin; thence S29 ° 41' 22" W. 19.74 feet to an existing iron pin; thence leaving the line of the Whites' property N 75° 27' 14" W. 277.80 feet to a point in the line of the James Edward Proctor property of record in Book 4661, Page 944, said Register's Office; thence with Proctors' line N 74° 38' 43" W. 147.41 feet to the point of beginning, containing 2.27 acres, more or less.

Being part of the same property conveyed to EDWARD MATCHAK and wife, RUTH AYERS MATCHAK, by deed from J.S. Capley and wife, Lucille Capley, of record in Book 2808, Page 489, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set our signatures, this the 7 day of August, 1991.

Edward Matchak
EDWARD MATCHAK

Ruth Ayers Matchak
RUTH AYERS MATCHAK

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County above, the within named Edward Matchak and Ruth Ayers Matchak, the bargainors, with whom I am personally acquainted, and who acknowledged that thye executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 7 day of August, 1991.

My Commission Expires: 4-25-94

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

398.27

IDENTIFICATION REFERENCE

Aug 19 9 10 AM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8422 PAGE 701

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	2000.00
CON TX	7.40
PRFEE	1.00
MRFEE	6.00
TOTAL	14.40
CHECK	14.40

[illegible] 01 09:11 0001 4474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.9.8.2.7.

IDENTIFICATION REFERENCE

Aug 19 9 10 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 451002