This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9253 PAGE 783

ADDRESS NEW OWNER:
Charles E. Craig Sr.
5994 Mt. View Road
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 164
PARCEL 66
2DX-06228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Matthews and wife, Mary Cash Matthews hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles E. Craig Sr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in the 2nd Civil District, described as follows: BEING Lot No. 7 on the unrecorded map of the W. J. Myers Farm, according to a survey of Erle Drake, County Surveyor, of Davidson County, Tennessee, dated September 1, 1919, described as follows:
>
> BEGINNING at a point in the center of the Old Lebanon and Franklin Road, being the northwest corner of Lot No. 6 of said farm and the southwest corner of Lot 7; thence running S38°E, 13.09 poles to a point in the center of Spring; thence S87°E, 30 poles, the northeast corner of Lot No. 6, and the southeast corner of Lot No. 7; thence N2-1/2°E, 44.24 poles to a point in the center of the Old Lebanon and Franklin Road; thence with the center of said Road S52°W, 50.02 to point of beginning, containing 6.05 acres, more or less.
>
> INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM are those tracts of land conveyed to (1) Hampton, 1.02 Acres, more or less, of record in Book 2884, Page 185; (2) Wright, 2.04 acres, more or less, of record in Book 3068, Page 565; (3) Bender, 1.2 acres, more or less, of record in Book 4522, Page 526, said Register's Office.
>
> Being a part of the same property conveyed to James Matthews and wife, Mary Cash Matthews, by deed from Heirs of Louise Matthews, Elizabeth Matthews, John Matthews, Clyde Matthews, Josephine Williams, Earl Matthews, Daniell Matthews, Robert Matthews, Thelma Oglesby, Charles M. Rhea, Jerry Lee Matthews, Leonard Matthews, Glenda Beene and Brenda Matthews, of record in Book 8953, Pages 89 through 108, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deeds of record, containing 1.83 acres, more or less, as remainder of original 6.05 acres.

Right-of-Way easement to Colonial Pipeline Company, of record in Book 3617, Page 301, Register's Office for Davidson County, Tennessee.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is unimproved property known as 5994 Mt. View Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Craig Sr., unmarried, his heirs and assigns, forever; and we, James Matthews and wife, Mary Cash Matthews do covenant with the said Grantee that we are lawfully seized 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 18th day of February, 1994.

James Matthews

Mary Cash Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Matthews and wife, Mary Cash Matthews the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 16,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of February, 1994.

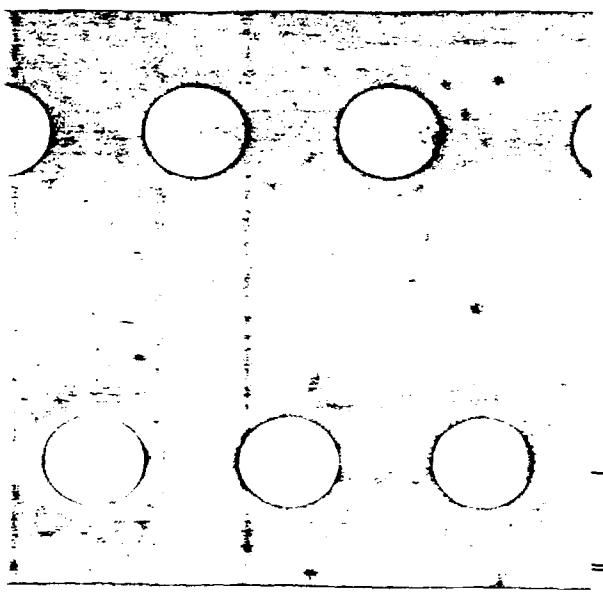
NOTARY PUBLIC
My Commission Expires: 3/22/97

19339
IDENTIF. + REFERENCE

94 FEB 18 PM 1:24
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7302 02/18 01:01 03CHECK 68.20



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

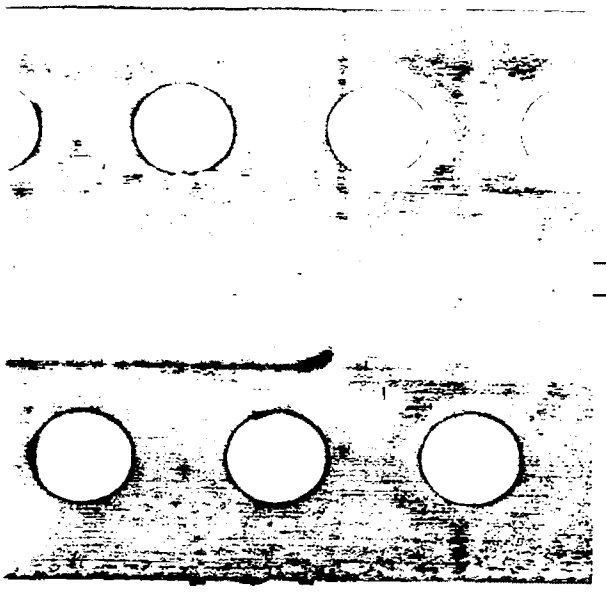
RECEIVED OF _____

FOR _____

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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 16000.00	
			CON TX 59.20	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 68.20	
			CHECK 68.20	
02/18/94	01	13:24 0001	7302	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19339
IDENTIF. ← REFERENCE

94 FEB 18 PM 1:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 758208