This instrument was prepared by: Dan Cook, Attorney at Law
Ashland City, Tennessee 37015-0202

QUIT-CLAIM DEED BOOK 11400 PG. 185

KNOW ALL MEN BY THESE PRESENTS: That for in love and consideration and the sum of ten ($10.00) dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, Bobby R. Matthews and wife, June C. Matthews, have this day bargained and sold, and by these presents, do hereby sell, alien, transfer, quit-claim and convey unto Phillip M. Matthews and wife, Naomi L. Bower, all of our right, title and interest in and to the following parcel of real estate together with all improvements thereon, situated in Davidson County, Tennessee, and more particularly bounded and described as follows:

BEING A PARCEL OF LAND IN THE FIRST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PARCEL 236 ON DAVIDSON COUNTY PROPERTY MAP 48, AND ALSO BEING LOT NO. TWO ON THE RECORDED PLAT OF THE "FINAL SUBDIVISION PLAT OF LOTS 1 & 2 OF BOBBY MATTHEWS ON DRAKES BRANCH ROAD", OF RECORD IN PLAT BOOK 8250, PAGE 978, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY OF SAID SUBDIVISION BY GEORGE C. GREGORY, REGISTERED LAND SURVEYOR NO. 1331, AND KNOWN AS PROJECT NO. 98-116, AS FOLLOWS:

BEGINNING at an old iron pin set in concrete in the westerly margin of Drakes Branch Road, said iron pin being twenty-five (25) feet from the centerline of said Drakes Branch Road and also being a Northeasterly corner of Parcel 235, and also being the southeast corner of the parcel being described;

THENCE, S 80 degrees 30'00" W. 202.00 feet, with the Northeasterly line of said parcel 235 to an iron pin set, the Southwest corner of Lot No. two, the parcel being described;

THENCE, 16 degrees 25' 00" W, 275.00 feet, with said northeasterly line of parcel 235 to an iron pin set in the south line of Parcel 188, the Northwest corner of Lot No. two, the parcel being described;

THENCE, S 73 degrees 44" 00" E, 225.00 feet, with said Southerly line of Parcel 188, to an iron pin set in concrete in the westerly margin of Drakes Branch Road, said iron pin being on a Cul-De-Sac and is the beginning of a curve to the left;

THENCE, with said Westerly margin of Drakes Branch Road and a curve to the left, having a radius of 50.00 feet and a chord running S 17 degrees 50' 24" E. 56.266 feet, a distance along said curve of 59.76 feet to an iron pin set and the beginning of a curve to the right;

THENCE, continuing with said Westerly margin of Drakes Branch Road and a curve to the right, having a radius of 50.00 feet and a chord running S 31 degrees 30' 24" E, 35.358 feet, a distance along said curve of 36.14 feet to an iron pin set.

THENCE, S 16 degrees 41' 32" E, 87.56 feet, continuing with said westerly margin of Drakes Branch Road to the point of beginning;

Containing 43.720 square feet or 1.004 acres, more or less.

Being the same property conveyed to Bobby R. Matthews and wife, June C. Matthews by deed of record in Book 7782, Page 760, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 5145 Drakesbranch, Nashville, Tennessee 37218.

Said property is conveyed subject to such limitations, restrictions, and emcumbrences as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, I, Bobby R. Matthews and wife, June C. Matthews, have hereunto subscribed our names, on this the 25th day of March, 1999.

BOOK 11400 PG. 186

Bobby R. Matthews
Bobby R. Matthews, Grantor

June C. Matthews
June C. Matthews, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State of Tennessee, the said, Bobby R. Matthews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quit-Claim Deed for the purposes stated therein.

WITNESS my hand and seal, at office, in Nashville, Tennessee, this the 25th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9.29.2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State of Tennessee, the said, June C. Matthews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quit-Claim Deed for the purposes stated therein.

WITNESS my hand and seal, at office, in Nashville, Tennessee, this the 25th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9.29.2001

PICK-UP

Property Owners Name and Address:
Phillip M. Matthews
Naomi L. Bower
5145 DRAKES BRANCH RD
NASHVILLE, TN 37218

Person Responsible for Property Taxes: Same

Map & Parcel
04800023600

RECORDED 03/25/99 10:00

99MAR25 PM 3:02

0565666