PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

PICK-UP

Instr:20000816000081149 Page: 1 OF 5
REC'D FOR REC 08/16/2000 11:35:33AM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
JOSEPH MATLOCK AND WIFE ELIZABETH MATLOCK 5155 OLD HIGDON ROAD JOELTON, TN., 37080	SAME	PART OF MAP 33 PARCEL 43 MAP 36 PARCEL 31 & 32

WARRANTY DEED

For and in consideration of the love and affection I have for my daughter Elizabeth Matlock and my son in law Joseph Matlock and for the sum of **EIGHT THOUSAND FIVE HUNDRED ($8,500.00) DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, I **GEORGE BERRY ALLEN, A WIDOWER** the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **ELIZABETH MATLOCK AND HUSBAND JOSEPH MATLOCK,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Being a portion of the same property conveyed to the Grantor by deed of record at Book 111, page 16, Register's Office for Cheatham 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. And we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21 day of July, 1999.

George B Allen
GEORGE BERRY ALLEN

Dot Dowlen, Register
Cheatham County Tennessee
Rec #: 63298 Instrument 14063
Rec'd: 20.00 NBk: S Pg 172
State: 31.45 Recorded
Clerk: 1.00 7/21/1999 at 9:00 am
EDP: 2.00 in Deed Book
Total: 54.45
478 Pg 699

EXHIBIT "A"

TRACT 2: Being a tract of land as shown on property map 53, Assessor's Office, and lying wholly within the 2nd civil district of Cheatham County, Tennessee. Bounded in General by Old Higdon Road on the North, George Allen remainder on the East, a 7.11 acre area claimed by George Allen on the South and Joseph L. Matlock on the West, more particularly described as follows:

Beginning at an iron pin set on the south margin of (25 ft. from the center) of Old Higdon Road in the East line of Joseph L. Matlock (Ref. Deed Book 173, Page 751) thence leaving Matlock and with the South margin of said road S49°02'31"E 121.65' to an iron pin set; thence with a curve to the left having the following characteristics: Delta = 07°41'11"; Radius = 167.48; Arc = 22.47'; Tangent = 11.25; Chord = S52°53'06"E 22.45' to an iron pin set near the center of Tennessee Gas Pipe Line; thence leaving said road and with George Allen's remainder S33°16'18"W 69.63' to an iron pin set, the North East corner of a 7.11 acre tract claimed by George Allen and the NW of a 4 acre tract also claimed by George Allen; thence with Allen's claim N87°30'00"W 189.41' to an iron pin set, the SE corner of the aforementioned Joseph Matlock Property; thence with Matlock's East line N39°24'00"E 185.37' to the point of beginning, containing 0.43 acres, more or less and being a portion of George Berry Allen property as recorded in Deed Book 111, Page 16, Register's Officer of Cheatham County. According to a survey by Randolph L. Chapdelaine RLS # 1444, 7111-B Sweetgum Rd., Fairview, Tennessee 37062, and dated May 5, 1999.

The above described tract is subject to all easements, restrictions, covenants of record and to the findings of a title report.

The above described tract is subject to a gas pipe line running through the eastern portion.

TRACT 4: Being a tract of land as shown on property map 36 of Davidson County, Assessor's Office, and Lying in Davidson County, Nashville, Tennessee. Bounded in General by Old Higdon Road on the North, Leonard Melton on the East, A 0.08 acre tract claimed by George Allen on the South and a 2.33 acre Allen tract on the West, originally surveyed by Ralph Lambert R.L.S. # 162 and dated November 9, 1971, more particularly described as follows:

Beginning at an iron pin set on the South margin of (25 ft from the center) Old Higdon Road in the common line of Leonard Melton (Ref. Deed Book 10058, Page 406 R.O.D.C.), said pin being located N03°33'13" W 6.57' from an existing iron pipe; thence leaving said road and with Melton's West line running generally on the West edge of a gravel drive S012°34'25"W 640.38' to an iron pin set, at the George Allen's original SE corner and the NE corner of a 0.08 acre Allen claim; thence leaving Melton with Allen's original South line N87°30'00"W 63.24" to an iron pin set, the SE corner of a 2.33 acre George Allen tract; thence leaving the 0.08 acre and with Allen's tract N28°07'09"W 372.19" to an iron pin set on the South margin of Old Higdon Road; thence leaving Allen's 2.33 acre tract and with the margin of said road with a curve to the left having the following characteristics:
Delta = 01°06'43"; Radius = 315.95'; Arc = 6.13'; Tangent = 3.07'; Chord = N37°03'04"E 6.13' to an iron pin set; thence N36°29'43"E 96.92' to an iron pin set; thence with a curve to the right with the following characteristics:
Delta = 05°03'26"; Radius = 1107.18'; Arc = 97.73'; Chord = 48.90'; Tangent = N39°01'26"E 97.70 to an iron pin set; thence N41°33'09"E 201.00' to the point of beginning, containing 2.09 acres, more or less, and being a portion of George Berry Allen property as recorded in Deed Book 111, Page 16, Register's Office of Cheatham County.

According to a survey by Randolph L. Chapdelaine RLS # 1444, 7111-B Sweetgum Rd., Fairview, Tennessee 37062, and dated May 5, 1999.

The above described tract is subject to all easements, restrictions, covenants of record and to the findings of a title report.

TRACT 5: Being a tract of land as shown on property map 36 of Davidson County, Assessor's Office, and lying in Davidson County, Nashville, Tennessee. Bounded in general by Leonard Melton on the East, a 4.00 acre tract claimed by George Allen on the West and a 2.09 acre Allen Tract on the North, more particularly described as follows:

Beginning at an iron pin set on the West common line of Leonard Melton (Ref. Deed Book 10058, Page 406, R.O.D.C.) said iron pin being located S01°34'25"W 640.38' from an iron pin set on the South margin (25' from center) of Old Higdon Road and being the original SE corner of George Allen (Ref. Deed Book 111, Page 16, R.O.D.C.); thence with Melton's West line S01°34'25"W 109.86' to an iron pin set, also being the NE corner of a George Allen 4.00 acre claim; thence leaving Melton's line and with the East line of the Allen 4.00 acre claim N28°07'09"W 127.64' to an iron pin set in the original boundary line of Allen; thence leaving the line of the Allen 4.00 acre claim, and with Allen's original boundary line and the South line of an Allen 2.09 acre tract S87°30'00" E 63.24' to the point of beginning, containing 0.08 acres, more or less, and being an area claimed by George Allen by possession based on a survey by Ralph Lambert RLS # 162 and dated November 9, 1971 according to a survey by Randolph L. Chapdelaine R.L.S. # 1444, 7111-B Sweetgum Road, Fairview, Tennessee 37062, and dated May 5, 1999.

The above described tract is subject to all easements, restrictions, covenants of record and to the findings of a title report.

TRACT 7: Being a tract of land as shown on property map 53, Assessor's Office, and lying wholly within the 2nd civil district of Cheatham County, Tennessee. Bounded in general by James Hamlin, Joseph L. Matlock and a 0.43 Allen tract on the North, a 4.00 acre claim on the East, Herbert J. Biggs on the South and West, more particularly described as follows:

Beginning at an existing iron pin at a hickory stump the SW corner of James Hamlin (Ref. Deed Book 355, Page 620, R.O.C.C.) and the SE corner of Richard Wayne Lewis (Ref. Deed Book 329, Page 777, R.O.C.C.); thence leaving Lewis and with Hamlin's South line S87°30'00" E 373.88' to an existing iron pin, the SW corner of Joseph L. Matlock (Ref. Deed Book 173, Page 751 R.O.C.C.); thence leaving Hamlin and with Matlock's South line S87°30'00"E passing an iron pin set. Matlock's SE corner, at 699.00 and continuing with a 0.43 acre Allen tract in all 888.41' to an iron pin set in a gas line, the NW corner of a 4.00 acre Allen claim; thence through Herbert J. Biggs property (Ref. Deed Book 755, Page 194, R.O.C.C.) leaving the 0.43 acre tract and with said 4.00 acre claim S33°16'18"W 267.22' to an iron pin set, East of the gas lines; thence crossing the gas lines S89°45'59" W 1183.07' to an existing iron stake; thence N13°36'17"E 291.48' to the point of beginning, containing 7.11 acres, more or less,
And being an area claimed by George Allen by possession according to a survey by Randolph L. Chapdelaine R.L.S. # 1444, 7111-B Sweetgum Rd., Fairview, Tennessee 37062, and dated May 5, 1999.

The above described tract is subject to all easements, restrictions, covenants of record and to the finds of a title report.

The above described tract is subject to a gas pipe line running through the Eastern portion.

TRACT 8: Being a tract of land as shown on property map 53 of Cheatham County and map 36 of Davidson County, Assessor's Office, and lying wholly within the 2nd civil district of Cheatham County, and the general service district of Davidson County, Nashville, Tennessee. Lying on the Davidson Cheatham County line bounded in general by Old Higdon Road on the South, Willie Jessie Ramey and Herbert L. Gregory on the West, First American National Bank on the North, and Tiffany R. Chapman on the East, more particularly described as follows:

Beginning at an iron pin set on the North margin (25 ft. from the center) of Old Higdon Road, in the South line of Willie Jesse Ramey (Ref. Deed Book 229, Page 135, R.O.C.C.); thence leaving Old Higdon Road and with Ramey's South and East Line N67°00'00" E 390.49' to an iron pin set; thence N23°00'00"W 200.00' to an iron pin set in the South line of Herbert L. Gregory (Ref. Deed Book 225, Page 654, R.O.C.C.); thence leaving Ramey and with Gregory's South and East Line N67°00'00"E 190.00' to an iron pin set; thence N23°00'00"W 186.00' to an iron pin set in the South line of First American National Bank (Ref. Deed Book 424, Page 81, R.O.C.C.); thence leaving Gregory and with the Bank's South line N67°00'00"E 633.76' to an iron pin set in the West line of Tiffany R. Chapman (Ref. Deed Book 9850, Page 240, R.O.D.C.); thence leaving said Bank and Chapman's West line S01°34'25"W 439.57' to an iron pin set on the North margin of Old Higdon Road and being located N01°34'35"E 2.44' from an existing iron pin; thence leaving Chapman and with the North margin of Old Higdon Road S41°33'09"W 260.63'; thence with a curve to the left having the following characteristics: Delta = 05°03'26"; Radius = 1157.18'; Arc = 102.14'; Tangent = 51.10'; Chord = S39°01'26"W102.11' to an iron pin set; thence S36°29'43"W 96.92' to an iron pin set; thence with a curve to the right with the following characteristics:
Delta = 24°26'09"; radius = 265.95'; Arc = 113.42'; Tangent = 57.59'; Chord = S48°42'47"W 112.57' to an iron pin set; thence S60°55'52"W 54.43' to an iron pin set; thence with a curve to the left having the following characteristics:
Delta = 03°44'05"; Radius = 1576.84'; Arc = 102.79'; Tangent = 51.41'; Chord =S59°03'50"W 102.77' to an iron pin set;; thence S57°14'25"W 161.82 to an iron pin set; thence with a curve to the right having the following characteristics:
Delta = 35°02'35"; Radius = 57.90'; Arc = 35.41'; Tangent 18.28'; Chord = S74°45'42"W 34.86' to an iron pin set; thence with a curve to the right having the following characteristics:
Delta = 38°40'29"; Radius = 117.48'; Arc = 79.30; Tangent = 41.23'; Chord = N68°22'46"W 77.80' to an iron pin set; thence N49°02'31"W 142.10' to an iron pin set; thence with a curve to the right having the following characteristics:
Delta = 06°32'02"; Radius = 850.93'; Arc = 97.04'; Tangent = 48.57'; Chord = N45°46"30"W 96.99' to and iron pin set; thence N42°30'28"W 30.85' to the point of beginning, containing 10.33 acres, more or less, and being a portion of George Berry Allen property as recorded in Deed Book 111, Page 16, Register's Office of Cheatham County. According to a survey by Randolph L. Chapdelaine RLS # 1444, 7111-B Sweetgum Rd. Fairview, Tennessee 37062, and dated May 5, 1999.

The above described tract is subject all easements, restrictions, covenants of record and to the findings of a title report.

The above described tract is subject to a gas pipe line running through the eastern portion.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Berry Allen, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 21 day of July, 1999.

NOTARY PUBLIC

My Commission Expires 6-27-2000

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of property (whichever is greater) is $8,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Elizabeth S. Matlock
AFFIANT

Sworn to and subscribed before me this the 21 day of July 1999.

NOTARY PUBLIC

My Commission Expires: 6-27-2000