13787-1
Bk 14-A

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Charles W. Hawkins, III, et. al **c/o The Atkinson Company** **95 White Bridge Road** **Suite 512** **Nashville, TN 37205**	**Same**	**Map 95-14** **Parcel 11**

Davidson County DEEDWARR
Recvd: 11/03/00 12:23 3pgs
Fees:15.00 Taxes:1156.25
20001103-0109320

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert C. H. Mathews, Jr.**, hereinafter called Grantor, by these presents does transfer, and convey unto **Charles W. Hawkins, III,** as to an undivided sixteen (16.0%) percent (32% of the interest transferred hereunder), **William H. Hawkins**, as to an undivided seventeen (17.0%) percent (34% of the interest transferred hereunder), and **J. Patrick Brakefield**, as to an undivided seventeen (17.0%) percent (34% of the interest transferred hereunder), hereinafter called Grantee, Grantee's heirs, representatives and assigns, an undivided fifty (50%) percent interest in and to certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, fronting on the easterly margin of Acorn Drive, and being shown as Lot 31 on the Plan of Metropolitan Industrial Park, Section 24, a plat of which is of record in Book 4470, page 16, Register's Office for Davison County, Tennessee, and more particularly described as follows:

Beginning at a point, N. 08° 12' W., 252.98 feet from a concrete monument on the easterly margin of Acorn Drive, being the northwesterly corner of Metropolitan Industrial Park, Section 8, Book 3842, page 217, Register's Office for Davison County, Tennessee; thence, with said Acorn Drive, N. 08° 12' W., 238.00 feet to a concrete monument; thence North 82° 20' East, 308.54 feet to an iron pin; thence, S. 21° 23' E., 227.37 feet to a concrete monument in the north margin of Jade Drive; thence, leaving said margin of Jade Drive, S. 10° 56' E., 13.76 feet to a concrete monument; thence S. 81° 48' W., 361.04 feet to the point of beginning. Containing 1.82 acres, more or less.

Being a portion of the same property conveyed to Robert C. H. Mathews, Jr. and James P. Atkinson as tenants in common by deed of recorded in the Davidson County Register of Deeds office as Instrument Number 20001103-0109283.

This conveyance is subject to the matters set forth in Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 1st day of November, 2000.

ROBERT C. H. MATHEWS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 312,500.00

AFFIANT

Sworn to and subscribed before me this 2nd day of November, 2000.

NOTARY PUBLIC

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 5/27/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert C. H. Mathews, Jr.**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 1st day of November, 2000.

NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/29/01

My Commission Expires SEPT. 29, 2001

This instrument prepared by:
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238-0091

C:\PW\Deeds.tcs\Mathews2.Hawkins.wpd

Exhibit "A"

Permitted Exceptions

1. Taxes for 2001 and subsequent years, a lien, not yet due and payable. Map and Parcel 95-14-11. Taxes for the year 2000 have been paid.

2. Restrictive Covenants contained in instrument of record in Book 4214, Page 851, and Book 4518, Page 222, said Register's Office.

3. The Plan of record in Book 4470, Page 16, said Register's Office, shows an Owner's Certificate, a 30-foot setback line from Acorn Drive, a 25-foot utility easement along the northerly line of the lot, a 20-foot utility and drainage easement crossing near the rear of the lot and a buffer easement across the rear, a depth not being shown, and is subject to all matters as set forth therein.

4. Matters shown on survey prepared by Barge, Waggoner, Sumner & Cannon, Engineers, dated September 5, 1990, updated and reinspected October 23, 2000.

5. Sanitary Sewer Easement of record in Book 8433, Page 508, Register's Office for Davidson County, Tennessee.

WD.406