Davidson County DEEDWARR
Recvd: 10/11/01 16:14 2pgs
Fees:13.00 Taxes:373.70
20011011-0111263

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WARRANTY DEED

This Indenture made this **2nd** day of **October, 2001** between **Rodney G. Adkins and wife, Sue E. Adkins,** , GRANTOR, and **Robert L. Matthews, III, an unmarried man** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Tusculum Fields of record in Plat Book 2330, page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 7 fronts 77 feet on the north side of Tusculum Road and runs back 169.8 feet on the west line and 161, page on the east line to a dead line in the rear on which it measures 67 feet.

EXCLUDED FROM THIS TRANSACTION IS:
The property conveyed to Tennessee Department of Transportation by Warranty Deed from Donald K. Holman and wife, Barbara J. Holman of record in Book 11376, page 649, Register's Office for Davidson County, Tennessee.

Being ~~a portion of~~ the same property conveyed to Rodney G. Adkins and wife, Sue E. Adkins by Warranty Deed from Donald K. Holman and wife, Barbara Holman of record in Book 11656, page 917, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2330, page 16, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2495, page 365, Register's Office for Davidson County, Tennessee.

Subject to construction easement to Metro of record in Book 11376, page 917, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee,

Improved property known as 394 Tusculum Road, Nashvile, Tennessee 37211.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **2nd** day of **October, 2001.**

Rodney G. Adkins

Sue E. Adkins

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney G. Adkins and Sue E. Adkins, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 2nd day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $101000

Affiant

Subscribed and sworn before me this 2nd day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Robert L. Matthews, III
394 Tusculum Road
Nashvile, Tennessee 37211

Send Tax Bills to:
Coastal Funding Group, Inc.
3300 Battleground Ave., Suite 228
Greensboro, NC 27410

Map & Parcel Number:

Map 161 Group 4 Parcel 103