Box 44

Davidson County DEEDWARR
Recvd: 03/19/02 13:30 7pgs
Fees:38.00 Taxes:1184.00
20020319-0034070

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2002.

Notary Public

My Commission Expires:

Address New Owner As Follows:
David Y. Proctor, IV and wife,
Lynn B. Proctor
116 Hardingwoods Place
Nashville, TN 37205

Send Tax Bills To:

SAME

Map-Parcel Number:

129-04-0-24.00
8DZ 75615

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERNEST C. MATTHEWS, IV, DAVID M. MATTHEWS, CRAIG M. MATTHEWS AND CHARLES C. MATTHEWS, heirs-at-law under the will of OZELLA MATTHEWS**, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID Y. PROCTOR, IV AND WIFE, LYNN B.**

PROCTOR, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Harding Woods, of record in Book 2900, page 115, Register's Office for said County.

Said Lot fronts 185.1 feet on the northeasterly side of Hardingwoods Place and runs back 281.5 feet on the northwesterly line and 304.5 feet on the southeasterly line, to a dead line in the rear on which it measures 190 feet.

Being the same property conveyed to Ernest C. Matthews and wife, Ozella Matthews by deed from Sample Investment Company, of record in Book 3955, page 17, Register's Office for Davidson County, Tennessee; the said Ernest C. Matthews and wife, Ozella Matthews, having since died, Ernest C. Matthews predeceasing Ozella Matthews. By will of record in Will Book 2156, page 306-86, Probate Court of Davidson County, Tennessee, subject property was devised to Ernest C. Matthews, IV, David M. Matthews, Craig M. Matthews and Charles C. Matthews.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of any of the Grantors or their spouses.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2900, page 115, Register's Office for said County.

This is improved property known as 116 Hardingwoods Place, Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of March, 2002.

Ernest C. Matthews, IV

David M. Matthews

Craig M. Matthews

Charles C. Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 15th day of March, 2002.

Notary Public

My Commission Expires: 10/25/03

STATE OF _____)
COUNTY OF _____)

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

WITNESS my hand, at office, this 15th day of March, 2002.

Notary Public

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Davidson)

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

WITNESS my hand, at office, this 15th day of March, 2002.



Notary Public

My Commission Expires: 10/25/03

STATE OF _____)
COUNTY OF _____)

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

WITNESS my hand, at office, this 15th day of March, 2002.

Notary Public

My Commission Expires: _____

WITNESS my hand this 15th day of March, 2002.

Ernest C. Matthews, IV

David M. Matthews

Craig M. Matthews

Charles C. Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 15th day of March, 2002.

Notary Public

My Commission Expires: _____

STATE OF Missouri)
COUNTY OF Christian)

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

WITNESS my hand, at office, this 15th day of March, 2002.

Mary E. Lesh
Notary Public

My Commission Expires: 4-27-02

MARY E. LESH
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires 4-27-02

179344.1

defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of March, 2002.

Ernest C. Matthews, IV

David M. Matthews

Craig M. Matthews

Charles C. Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 15th day of March, 2002.

Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

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

WITNESS my hand, at office, this 15th day of March, 2002.

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_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

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

WITNESS my hand, at office, this 15th day of March, 2002.

_____
Notary Public

My Commission Expires: _____

STATE OF Washington)
COUNTY OF Thurston

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

WITNESS my hand, at office, this 15th day of March, 2002.

Lorna Mendez-Correa
Notary Public
My Commission Expires 9-17-03

My Commission Expires: 9-17-03

LORNA MENDEZ-CORREA NOTARY PUBLIC SEPT 17, 2003 STATE OF WASHINGTON

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