THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 10/23/02 14:01 2pgs
Fees:13.00 Taxes:514.30

20021023-0130069

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Henderson D. Blair, Jr., et ux<br>311 Green Acres Drive<br>Goodlettsville, TN 37072 | Same As Owner | Map 33-15<br>Parcel 5<br>Field Book 11D-42380 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MATTHEW WAYNE DICKENS, a single man, by and through his Attorney-in-fact, JO LYNN FLOYD, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto HENDERSON D. BLAIR, JR. and wife, JACQUELYN A. BLAIR, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 115 on the Plan of Pleasant Hill Addition of record in Book 3300, page 7, Register's Office for said County, as follows:

BEGINNING at a point in the easterly margin of Green Acres Drive at the corner of Lots Nos. 114 and 115; thence with the line between said lots, southeasterly 233.4 feet to a point in the west line of a tract marked "Parcel F Reserved for Interstate Highway"; thence with the line of said tract, northeasterly 76 feet to a point in the west line of Campbell Road shown on said Plan; thence with the line of the same, northerly 114.8 feet to a corner of a tract marked "Parcel "A" "Reserved"; thence along the line of said tract, northwesterly 173 feet to the margin of Green Acres Drive; thence with the margin of same, southwesterly 173 feet to the point of beginning.

BEING the same property conveyed to Matthew Wayne Dickens by Executrix's Quitclaim Deed filed for record as Instrument No. 20020906-0107998, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 311 Green Acres Drive, Goodlettsville, TN 37072.

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 the GRANTOR does covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County Real Property Taxes for the taxable year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. All matters shown on the Plan of Pleasant Hill Addition of record in Book 3300, page 7, Register's Office for Davidson County, Tennessee.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

JO LYNN FLOYD, Attorney-in-fact for MATTHEW WAYNE DICKENS, executes this Deed for and on behalf of MATTHEW WAYNE DICKENS under a Limited Power of Attorney recorded simultaneously herewith as Instrument No. 20021023-0130068, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date acknowledged below, the date of the last acknowledgement being the effective date of this Deed.

"GRANTOR"

Matthew Wayne Dickens
MATTHEW WAYNE DICKENS, a single man
By: JO LYNN FLOYD, Attorney-in-fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 11th day of October, 2002, before me, personally appeared JO LYNN FLOYD, to me known to be the person who executed the foregoing instrument on behalf of MATTHEW WAYNE DICKENS, a single man, and acknowledged that she executed the same as the free act and deed of the said MATTHEW WAYNE DICKENS.

WITNESS my hand and official seal this the 11th day of October, 2002.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires Dec. 6, 2005

My Commission Expires: 12-6-05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Matthew Wayne Dickens
Affiant BY: Jo Lynn Floyd, Attorney In Fact

Sworn to and subscribed before me, this the 11th day of October, 2002.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-6-05

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires Dec. 6, 2005