RETURN TO FIRST TITLE AND ESCROW COMPANY, INC.
BOX 9B FILE NUMBER 23712

Davidson County DEEDWARR
Recvd: 12/28/04 14:13 3pgs
Fees:18.00 Taxes:2016.50

20041228-0153135

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $545,000.00

Affiant

Subscribed and sworn to me on December 17, 2004.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Christine M. Read
My Commission Expires
November 25, 2006
TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Paul Buchanan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20497SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joel A. Pepper 3744 Laura Hill Road Nashville, TN 37215	**CENTRAL CAROLINA BANK** 212 W. MAIN STREET DURHAM, NC 27701	145-001.01

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William H. Matthews, Jr. and wife, Leslie Leeds Matthews, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joel A. Pepper and wife, Reba J. Pepper, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plat of the Subdivision of Land of Clarence T. Compton of record in Book 3500, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to William H. Matthews, Jr. and wife, Leslie Leeds Matthews, by Deed from Bette Massey, unmarried, of record in Book 9478, page 577, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2005 and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters Shown on plat of record in Book 3500, page 103, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3744 Laura Hill Road, Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 persons whomsoever. Wherever 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 on December 17, 2004.

William H. Matthews, Jr.

Leslie Leeds Matthews
Leslie Leeds Matthews
By: Rose Palermo Att
Rose Palermo, Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 17, 2004, before me personally appeared William H. Matthews, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2004.

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, the within named Rose Palermo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Leslie Leeds Matthews as her Attorney-in-Fact, as the free act and deed of the within named Leslie Leeds Matthews.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2004.

My Commission Expires:

PAMELA G. RICE NOTARY PUBLIC

Pamela G Rice
NOTARY PUBLIC

My. Commission Expires: 9-24-05

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 persons whomsoever. Wherever 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 on December 17, 2004.

William H. Matthews, Jr.

Leslie Leeds Matthews

By:_____
Rose Palermo, Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 17, 2004, before me personally appeared William H. Matthews, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: _____

W. CARL SPINING STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
September 20, 2008
STATE OF TENNESSEE

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 Rose Palermo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Leslie Leeds Matthews as her Attorney-in-Fact, as the free act and deed of the within named Leslie Leeds Matthews.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2004.

My Commission Expires:

_____
NOTARY PUBLIC

My. Commission Expires:_____