BILL GARRETT, Davidson County
Trans:T20090076656 DEEDWARR
Recvd: 11/10/09 08:14 5 pgs
Fees:28.00 Taxes:203.50
20091110-0103780

This Instrument prepared by:
Bobby D. Davis
Attorney at Law
101 Shepherd Hills Dr.
Madison, TN 37115

Name and Address of New Owner:
Kenny Vernon and wife
Carol Vernon
1656 Union Hill Rd.
Joelton, TN 37072

Send Tax Bills To:
Same

Map and Parcel No.
017-0000 1900

WARRANTY DEED

This Deed made on this 9th day of Oct, 2009, by and between Ruth Ayers Matchak, a widow (hereinafter called the "Grantor"), and Kenny Vernon and wife, Carol Vernon (hereinafter called the "Grantee").

WITNESSETH: That the said Grantor, for and in consideration of the sum of one ($1.00) dollar cash in hand paid by the said Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby transfer and convey unto the grantee, their heirs and assigns, all of our interest, as well as, my heirs, assigns and successors interest, in and to the property, which is described as being a tract of land in Davidson County, Tennessee, which is described as follows:

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, on the north side of the Joelton to Union Hill Road, and described as follows:

Beginning at the south corner of C.A.Benton's Lands; thence along the line of R.E. Jones Lands as follows: North 79 degrees east 21.8 poles, north 80 degrees east 26 poles to a large white oak; thence north 50 degrees east 38.4 poles to a point in Jesse Pike Lands thence south 58.4 poles, more or less, to a corner in the County road near a corner of J.J. Thompson's yard; thence north 83-3/4 deg. West 25 poles; thence north 721/2 degrees west 46 poles to the point of beginning.

This property is subject to all matters of record on the Plan referred to above.

Being the same property conveyed to the grantor by deed from J.S. Capley and wife Lucille Capley of record in book 2808 page 489 Register's Office for said County.

Included in the above description but hereby specifically excluded are the following tracts of land:

1.) Beginning at a point in the southerly line of the Alex N. Beavers, Jr. property of record in book 7429, page 725, register's office for Davidson County, Tennessee, said point of beginning being the northwest corner of the herein described property, thence with the southerly line of Beavers, N 79 deg 52' 41" E. 141.19 feet to a point; thence N 62 deg. 10' 46" E. 64.16 feet to a point; thence N 82 deg. 32' 30" E. 79.66 feet to a point; thence N 70 deg. 29' 44" E. 105.61 feet to a point; thence N 57 deg 08' 24" E. 198.44 feet to a point; thence leaving the line of the Beavers' property S 16 deg. 29' 26" W. 396.73 feet of record in book 6435, page 631, said register's office; thence with Whites line N 70 deg. 52' 25" W. 246.35 feet to an iron pin; thence S 29 deg. 41' 22" W. 19.74 feet to an existing iron pin; thence leaving the line of the Whites' property N 75 deg. 27' 14" W. 277.80 feet to a point in the line of the James Edward Proctor Property of record in Book 4661, page 944, said register's office; thence with Proctors' line N 74 deg. 38' 43" W. 147.41 feet to the point of beginning, containing 2.27 acres, more or less.

Being the same property conveyed to Joel Matchak and wife, Karen Matchak by deed from Edward Matchak, now deceased, and wife Ruth Ayers Matchak of record in book 8422, page 699 Register's Office for said County.

2.) Beginning at an iron pin, the original corner of Lots No. 1 & 2 of the Joel Matchak property, of record in Plat Book 8250, page 24, R.O.D.C.; thence N 57-08-24 E, 262.64' to a

new pin; thence S 13-24-25 E, 185.78' to a new iron pin; thence N 54-33-03 W, 255.88' to a new iron pin; thence N 16-29-26 W, 194.62' to the point of beginning.

Being the same property conveyed to Joel Matchak and wife, Karen Matchak by deed of record in instrument no. 20040423-0046117 Register's Office for said County.

This is improved property known as 1656 Union Hill Rd., Nashville, Tenn.

This conveyance is subject to such things as the public records may reflect. Further, this Deed has been prepared based upon information furnished by the parties and without the benefit or the request of a title search.

Whenever in this document that a pronoun is used, it shall be construed to represent either singular or plural or as the case may demand.

To have and to hold, the property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor does hereby covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, unless subject to any taxes to the Metropolitan Government of Nashville, and Davidson County, to which such is now exempt.

Grantor further covenant and bind itself, its heir and representatives, to warrant and forever defend the title to the Property to Grantee, their successors and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing Warranty Deed on this 9th day of Oct, 2009.

Ruth Ayers Matchak POT

Ruth Ayers Matchak

Joel E Matchak

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, a Notary Public, in and for said County and State, the above named, Ruth Ayers Matchak, with whom I am personally acquainted, and who, under oath, acknowledged that she executed the foregoing Warranty Deed for the purposes therein contained.

Sworn to and subscribed before me this 9th day of Oct., 2009.

Notary Public

My commission expires: 1-12-12

STATE OF TENNESSEE }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for the transfer, is $55,000.00.

Affiant

Sworn to and subscribed before me this 9th day of Oct, 2009.

Notary Public

My commission expires: 1-12-12

STATE OF TENNESSEE }
COUNTY OF Davidson}

Personally appeared before me, a Notary Public, in and for said County and State, the above named, Joel E. Matchak, with whom I am personally acquainted, and who, under oath, acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained.

Sworn to and subscribed before me this 2nd day of Nov, 2009.



Notary Public

My commission expires: 1-26-12