Record & Return To: Southern Title Services, LLC Three Maryland Farms, Suite 150 Brentwood, TN 37027 File # 199911532	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2000. Notary Public MY COMMISSION EXPIRES: September 8, 2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. Atnip	ABN AMRO Mtg. Group Inc.	Map 147-09
(NAME) 5024 Churchill Drive	(NAME) P.O. Box 57068	Parcel 18
(ADDRESS) Nashville, TN 37211	(ADDRESS) Irvine, CA 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, CATHRENE C. MATHENY, UNMARRIED, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto MATTHEW W. ATNIP an unmarried man, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Parcel or tract of Land in Davidson County, Tennessee, being described as follows:

Being Lot No. 49 on the Plan of Creivewood, as of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee Beginning on the easterly margin of Churchill Drive at the corner of Lots 48 and 49; thence with the line between said two lots, eastwardly 150 feet to the corner of Lots 48, 49, and 74; thence with the line between lots 49 and 74, northeastwardly 71.1 feet to the corner of Lots 49, 72 and 74; thence with the line between Lots 49 and 72, northwardly 106 feet to the corner of Lots 49 and 50; thence with the line between said two lots westwardly 210 feet to the easterly margin of Churchill Drive; thence with the same, southwardly 145 feet to the beginning.

Restrictive Covenants in Book 2491, page 278, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph C. Matheny and wife, Catherine C. Matheny by Deed from Robert B. Stevens and wife, Alice M. Stevens of Re4cord in Book 4606, page 330, Register's Office for Davidson County, Tennessee. The said Ralph C. Matheny having since died.

unimproved ( )
This is improved(X) property, known as 5024 Churchill Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 30th day of March, 2000.

Instr:200003310032261 Page: 1 OF 2
REC'D FOR REC 03/31/2000 10:34:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.50

Cathrene C. Matheny

By: Cathrene C. Matheny
David G. Matheny, as Attorney-in-Fact

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 30th day of March 2000, before me personally appeared David G. Matheny, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Catherine C. Matheny and is authorized by her to execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this 30th day of March 2000.

My Commission Expires:

Notary Public