WARRANTY DEED

NOTARY PUBLIC AT LARGE
TAMMY L. DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 30, 2002

01B-6514

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Benjamin A Sneed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2002

Tammy L Davidson
Notary Public

MY COMMISSION EXPIRES: November 30, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A. Sneed (NAME)	Matrix Financial Services Corp. (NAME)	150-1-381
406 Clearwater Drive (ADDRESS)	P.O. Box 7098 (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rebecca L. Whitney and husband William R. Whitney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin A. Sneed, A Single Person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 43-A on the Plan of Revised Zone Lot Division of Lot Nos. 10-16 and 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Rebecca L. Thompson by deed from Ted B. Thompson of record in Book 10508, Page 804, Register's Office for Davidson County, Tennessee.

Rebecca L. Thompson and Rebecca L. Whitney are one in the same person.

William R.Whitney, spouse of Rebecca L. Whitney, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property by virtue of the marriage.

Rebecca L. Whitney executes this instrument as Attorney-in-Fact on behalf of William R. Whitney, pursuant to the Power of Attorney recorded in ~~Book~~ Instrument # 20020201 0014525, ~~Page~~ _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 2002 and subsequent years, easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 406 Clearwater Drive, Nashville, Tennessee 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 my hand this 28th day of January, 2002

Rebecca L. Whitney

William R. Whitney by Rebecca L Whitney

Davidson County DEEDWARR
Recvd: 02/01/02 14:54 2pgs
Fees:13.00 Taxes:290.45

20020201-0014526

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca L. Whitney, the bargainor, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of January, 2002.

Commission expires November 30, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

My Commission Expires Nov. 30, 2002

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca L. Whitney, to me known to be the person who executed the foregoing instrument on behalf of William R. Whitney, and acknowledged that she executed the same as the free act and deed of said William R. Whitney.

Witness my hand and official seal at office, this January 28, 2002.

Notary Public

My Commission expires: November 30, 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires Nov. 30, 2002