SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/02 15:14 3pgs
Fees:18.00 Taxes:314.50
20020513-0058659

This Instrument prepared by:
Title2Land, LLC
5515 South Sherwood Forest Boulevard
Suite 3
Baton Rouge, Louisiana 70816

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, **FIRST UNION NATIONAL BANK OF DELAWARE,** TAX ID# 56-1887881, whose permanent mailing address is declared to be 1100 Corporate Center Drive, Building B3, Raleigh, North Carolina 27607, hereinafter called "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto, **JERRY R. MATTHEWS, JR. and wife NANCY J. MATTHEWS,** hereinafter called "Grantee(s)", his heirs and assigns, a certain tract or parcel of and in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 59 on the Plan of Gra-Mar Acres of record in book 2133, page 74, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy L. VanDolen (now deceased) and wife, Thelma Jean VanDolen from Monica Miller and husband, Barry Wayne Miller by Warranty Deed dated August 18, 1994 and recorded August 23, 1994 in Book 9443, page 281, Register's Office for Davidson County, Tennessee. The said Roy L. VanDolen has been deceased as of/or about April 26, 1997.

Commonly known as: 907 Lemont Drive, Nashville, Tennessee.

Being one and the same property conveyed to Grantor(s) herein by Trustee's Deed at Instrument No. 200202010014069, of record in the Register's Office of Davidson County, Tennessee.

Grantor and Grantee agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Grantee(s) specifically waives any right or cause of action, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Grantee acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, state, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and GRANTOR covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

Jerry R. Matthews Jr.
Nancy J. Matthews

WITNESSES:

FIRST UNION NATIONAL BANK OF DELAWARE

By: William Shuey AVP

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STATE OF NC
COUNTY OF Wake

Personally appeared before me, a Notary Public, William Shuey with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the _____, of the maker or a constituent of the maker and is authorized by the maker or by its constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and notarial seal at office this 1 day of April, 2002.

JENNIFER M. NELSON
Commission #20002990131
Notary Public, North Carolina
Wake County, N. C.
My Commission Expires October 31, 2005

NOTARY PUBLIC
My Commission Expires:_____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS _____ DAY OF APRIL, 2002.

_____
NOTARY PUBLIC
My Commission Expires: _____

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Prop. Address: 907 Lemont Drive, Nashville, Tennessee 37216
Tax Parcel ID No.: 51-15/16

Mail Tax Notices to:
Jerry R. Matthews and Nancy D. Matthews
907 Lemont Drive
Nashville, Tennessee 37216

WITNESSES:

FIRST UNION NATIONAL BANK OF DELAWARE

_____

_____

_____

By:

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STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public, _____, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the _____, of the maker or a constituent of the maker and is authorized by the maker or by its constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and notarial seal at office this _____ day of April, 2002.

_____
NOTARY PUBLIC
My Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 18 DAY OF APRIL, 2002.

_____
NOTARY PUBLIC
My Commission Expires: _____

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Prop. Address: 907 Lemont Drive, Nashville, Tennessee 37216
Tax Parcel ID No.: 51-15/16

Mail Tax Notices to:
Jerry R. Matthews and Nancy D. Matthews
907 Lemont Drive
Nashville, Tennessee 37216

Jerry R. Matthews

Nancy D. Matthews

CHAD WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005