This instrument was prepared by:
First National Financial Title Services
1418 West Main Street, Suite B
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 03/11/03 07:55 2pgs
Fees:13.00 Taxes:370.00
20030311-0031510

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of March, 2003, by and between Dorothy A. Tyree, Executrix of the Estate of Bennie F. Matlock, party of the first part, and Edwin L. Bryant party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 73-11-0-85.00, to wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sunset View Subdivision, Section 1, Revised, of record in Book 2663, page 27, register's Office for said County.

Said Lot No. 65 fronts 107 feet on the southwesterly side of Cabin Hill Road and extends between measuring 328.8 feet on the northwesterly line and 295.7 feet on the southwesterly line to a dead line in the rear measuring 111.1 feet.

BEING the same property conveyed to Bennie F. Matlock and wife, Faye E. Matlock from Elm Hill Homes, Inc., by Warranty Deed dated April 28, 1958, and recorded on April 29, 1958, in Book 2746, Page 595, Davidson County, Tennessee. The said Faye E. Matlock having predeceased Bennie F. Matlock, and Bennie F. Matlock having since died testate on March 24, 2000, devising property to Dorothy Ann Tyree, Richard Allen Matlock, and Frank Amiel Matlock by Will Book 238, Page 285, in Probate No. 00P-1614 in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that s/he is lawfully seized in fee of the aforedescribed real estate; that s/he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto s/he will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the said party of the first part the day and year first above written.

Dorothy A. Tyree Executrix of the Estate of Bennie F. Matlock
Dorothy A. Tyree, Executrix of the Estate of Bennie F. Matlock

STATE OF TENNESSEE }
COUNTY OF WILSON } ss

On this the 4th day of March, 2003, before me, the undersigned Notary Public, personally appeared **Dorothy A. Tyree as Executrix of the Estate of Bennie F. Matlock**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

Notary Public
My commission expires _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $100,000.00, 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 the 4th day of March, 2003

Notary Public

My Commission Expires:

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

Property Address and Send Tax Bill To:
New Owner(s): 2307 Cabin Hill Road
Nashville, TN 37214