RETURN TO:
First Title & Escrow
File Box 9B
#20586-04-2003

PREPARED BY (XXXXXXXXXXXXX):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(GJ) Title No: 44544
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/23/03 09:47 2pgs
Fees:13.00 Taxes:954.23
20030523-0070554

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gregory C. Mathews Lisa C. Mathews 812 Clematis Drive Nashville, Tennessee 37205	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 102-15-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ann Bacurin, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory C. Mathews and spouse, Lisa C. Mathews** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Brook Meade, Section IX of record in Book 2331, page 34 and 35, Register's Office for said County.

Said Not No. 307 fronts 119.0 feet on the northeasterly margin of Clematis Drive and extends back 320.4 feet on the northwesterly line and 407.6 feet on the southeasterly line to a broken line in the rear, measuring 233.5 feet thereon.

Being the same property conveyed to Mark Adrian Bacurin, unmarried by deed from Brian P. Fairhurst and wife, Elizabeth K. Fairhurst of record in Book 10967, page 661, said Register's Office. By Quitclaim Deed of record in Book 11515, page 243, said Register's Office, subject property was conveyed to Mark Adrian Bacurin and wife, Mary Ann Bacurin. By Quitclaim Deed of record in Doc. No. 20020411-0044945, said Register's Office. Mark Adrian Bacurin conveyed his interest in subject property to Mary Ann Bacurin.

Mark Adrian Bacurin, spouse of Mary Ann Bacurin, joins in this conveyance for the purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 34 and 35, said Register's Office, which Plan shows a 40 foot minimum building setback line from Clematis Drive and a 10 foot easement for public utility purposes along the broken rear line(s); A 2.5 x 20 foot utility anchor easement located on the northwesterly and southwesterly front corner of said lot.

This is improved property, known as: 812 Clematis Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of May, 2003.

Mary Ann Bacurin

Mary Ann Bacurin

Mark Adrian Bacurin

Mark Adrian Bacurin

State of TENNESSEE
County of DAVIDSON

On this 19th day of May, 2003 , before me the undersigned authority, personally appeared Mary Ann Bacurin and Mark Adrian Bacurin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $257,900.00

Patricia Green

Affiant

Sworn and subscribed before me this the 19th day of May, 2003

Christina M. Read

Notary Public

My Commission Expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE