WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 2003

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/08/03 09:09 2pgs
Fees:13.00 Taxes:229.40

20031208-0175544

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie A. Matthews (NAME)	The Farmers Bank (NAME)	MAP 34-14
302 Shepherd Hills Drive (ADDRESS)	P.O. Box 657 (ADDRESS)	PARCEL 73
Madison, TN 37115 (CITY) (STATE) (ZIP)	White House, Tennessee 37188 (CITY) (STATE) (ZIP)	11D 29870

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, Helen Louise Driver Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie A. Matthews, unmarried

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:

TRACT ONE:
BEING Lot No. 89 on the Plan of Stanley Heights, as of record in Book 3300, Page 74, Register's Office, Davidson County, Tennessee.

SAID lot fronts 67 feet on the southerly side of Aurora Avenue and runs back 128.5 feet on the easterly line and 126.2 feet on the westerly line to a dead line in the rear on which it measures 54.1 feet.

TRACT TWO:
LAND in Davidson County, Tennessee, being a part of Reserved Parcel "B" on the Plan of Stanley Heights, as of record in Book 3300, Page 74, Register's Office for said County, lying immediately south of and adjacent to Lot No. 89 on said plan, described as follows:

BEGINNING at a point which is the southeasterly corner of said Lot No. 89; thence southwardly along the easterly line of Lot No. 89, if extended, 19.8 feet to a point in the southerly boundary of Stanley Heights Subdivision; thence in a westwardly direction along the said southerly boundary of Stanley Heights, South 89 degrees and 56 minutes West 54.6 feet to a point; thence northwardly along the westwardly line of Lot No. 89, if extended, a distance of 10 feet to the southwesterly corner of Lot No. 89; thence eastwardly along

CONTINUED

unimproved ( )
This is improved (X) property, known as 304 Aurora Ave., Madison, TN 37115
(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 2nd day of December, 2003.

Helen Louise Driver Wilson

Helen Louise Driver Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Louise Driver Wilson

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 Nashville, Tennessee, this 2nd day of December 2003.

Commission expires 11-26-2005

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

LEGAL DESCRIPTION CONTINUATION

the southerly rear line of Lot No. 89, 54.1 feet to a point, which is the point of beginning.

Being the same property conveyed to Helen Louise Driver Wilson by deed from Norman Driver, widowed, wherein he reserved a life estate, of record in Instr: #20011026-0117186, Register's Office, Davidson County, Tennessee. The said Norman Driver is now deceased (on 7/15/03).

This is investment property and is not subject to marital rights.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3405, Page 286, said Register's Office.

Subject to notes on plat of record in Book 3300, Page 74, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility easement, utility anchor easement, overhang easement, and minimum building setback line of record in Book 3300, Page 74, said Register's Office.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.