THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22573-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. /s/ Marian Eichelman Matthis Affiant Subscribed and sworn to before me this 15th day of June, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Kyle D. Weaver Ursula N. Weaver 3603 Wimbledon Road Nashville, TN 37215	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** Map No.117.09-0 Parcel No. 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marian Eichelman Matthis, formerly known as Marian Eichelman, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle D. Weaver and wife, Ursula N. Weaver** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3603 Wimbledon Road, Nashville, TN 37215

ROBERT K. MATTHIS, the spouse of MARIAN EICHELMAN MATTHIS, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said MARIAN EICHELMAN MATTHIS.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2004.

/s/ Marian Eichelman Matthis
Marian Eichelman Matthis

/s/ Robert K. Matthis BY Marian Eichelman Matthis
Robert K. Matthis, BY: Marian Eichelman Matthis, Attorney-In-Fact pursuant to a power of attorney being recorded immediately prior hereto

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marian Eichelman Matthis**, 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, at office, this 15th day of June, 2004.

Notary Public

My Commission Expires: My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marian Eichelman Matthis** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Robert K. Matthis** and is authorized by the said **Robert K. Matthis** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 8th day of JUNE, 2004.

My commission expires: _____

Notary Public

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 06/18/04 13:40 2pgs
Fees:13.00 Taxes:1628.00

20040618-0072556

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 20 thru 23, Block "F" Revised Plan of The Life & Casualty Insurance Co.'s Subdivision of Woodmont Acres as of record in Plat Book 843, page 102, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Marian Eichelman, unmarried by deed dated July 11, 2003 from Thomas Murray Hannon, married of record in Instrument No. 20030718-0101378, Register's Office for Davidson County, Tennessee. Marian Eichelman having since married and now being known as Marian Eichelman Matthis.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3888, page 817, Register's Office for Davidson County, Tennessee;
3. All matters appearing on the Plan of record in Book 843, page 102, Register's Office for Davidson County, Tennessee.