WARRANTY DEED

G-KFI-04-2704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7/23/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula H. Hawley	America's Wholesale Lender	
2704 Berrywood Drive (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	118-7-77.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NELLIE RUTH MATTHEWS, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAULA H. HAWLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 15, BERRYWOOD, Section 2, as shown on plat of record in Plat Book 3106, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Ambrose Walter Mathews and wife, Nellie Ruth Mathews by Warranty Deed from Kimbrough-Kavanaugh and Associates, recorded the 20th day of May, 1964 in Book 3764, Page 31 re-recorded in Book 3796, Page 947 and conveyed to Nellie Ruth Mathews by Order in the Third Circuit Court for Davidson County, Tennessee from Ambrose Walter Mathews, recorded the 22nd day of November, 1978 in Book 5359, Page 299, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 2704 Berrywood Drive, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of August, 2004.

Nellie Ruth Matthews by Phillip W. Venable, attorney-in-fact

Davidson County DEEDWARR
Recvd: 09/01/04 15:13 2pgs
Fees:13.00 Taxes:684.50

20040901-0106019

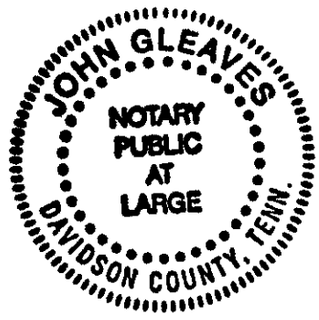
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phillip W. Venable, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Nellie Ruth Matthews and acknowledged that he/she executed the same as the free act and deed of the said Nellie Ruth Matthews.

Witness my hand and official seal at
Nashville, Tn. 37212
on this the 27th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 7/24/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903