Davidson County DEEDWARR
Recvd: 09/16/04 14:59 2pgs
Fees:13.00 Taxes:462.50
20040916-0111816

LT&E File #040968/aj

WARRANTY DEED

LEGAL TITLE AND ESCROW, INC.
737 Market Street
Chattanooga, Tennessee 37402
(423) 756-4154

Prepared by:
Robert L. Brown, Attorney
737 Market Street
Chattanooga, Tennessee 37402

AS OF
Date: August 24, 2004

In consideration of Ten Dollars ($10.00) and other considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary B. Matlock, widow and Larry E. Matlock**, hereinafter called Grantors, hereby grant and convey to **Real Estate Investment Group, LLC, a Tennessee limited liability company**, hereinafter called Grantee, the following property:

All that tract or parcel of land lying and being in Davidson County, Tennessee, bound on the South, West and North by Larry T. Allison and on the East by State Route 100. BEGINNING at an iron rod set in the West margin of State Route 100 (31.5 feet from the center), said point being approximately 51 feet North of the center of State Route 96, said point being the Northeast corner of this tract and a corner of Larry T. Allison; thence with said margin South 52 degrees 03 minutes West, 201.95 feet to an iron rod set (36.9 feet from the center); thence with Allison the following three (3) calls: North 50 degrees 11 minutes West, 136.19 feet to an iron rod found, North 38 degrees 21 minutes East, 195.45 feet to an iron rod found, South 50 degrees 48 minutes East, 184.00 feet to the beginning; containing 0.72 acres, more or less. This description was taken from a survey plat dated August 10, 2004 prepared by James H. Bingham, Jr., Tennessee Registered Surveyor, Certificate Number 1251, 110 Second Avenue North, Lewisburg, Tennessee 37091.

as Instrument No.198108105780416
For prior title, see Deed recorded in Book 5780, Page 416 and deed recorded as Instrument No. ~~20030109-0004254~~, in the Register's Office of Davidson County, Tennessee.
20030109-0004254

This conveyance is subject to the following:

Taxes for 2004 which Grantee assumes and agrees to pay when due.

Mary B. Matlock warrants and represents that she is the widow of John E. Matlock, who died on or about 10/15/88 V, **that they held said property as tenants by the entirety from the date of acquisition until the date of his death and that she was vested with the entire fee simple title to said property as the survivor of them at the time of his death, and has subsequently conveyed an undivided one-half (1/2) interest in said property to Larry E. Matlock by deed dated January 3, 2003.**

TO HAVE AND TO HOLD said property and all rights appurtenant to said property to Grantee

and Grantee's heirs, successors and assigns forever in **FEE SIMPLE.**

Grantors warrant and represent that Grantors are lawfully seized and possessed of said property, have full power and lawful authority to convey same, that the Grantors' title is marketable, clear, free and unencumbered except as set forth herein, and that Grantors will forever defend the title to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have signed this Deed as of the date shown above.

X Mary B. Matlock
Mary B. Matlock

X Larry Matlock
Larry B. Matlock

STATE OF TENNESSEE COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mary B. Matlockwith whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument as their free act and deed.

WITNESS my hand this 25th day of August, 2004.

X Betty Hodges
Notary Public (SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Date of Expiration of Commission: _____

My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ WILLIAMSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or the value of property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

~~Real Estate Investment Group LLC~~

By: X Casey Hodges
Affiant

Signed and sworn to or affirmed before me this 25th day of August, 2004 .

X Betty Hodges
Notary Public (SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Date of Expiration of Commission: _____

My Commission Expires Feb. 19, 2007

Name and Address of Grantee	Tax Bills to	Tax Map Parcel No.
Real Estate Investment Group 736 Georgia Avenue Chattanooga, TN 37402	same	168-4