Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2053-010
MAM #200031983

Davidson County DEEDWARR
Recvd: 09/20/04 09:27 3pgs
Fees:18.00 Taxes:254.93
20040920-0112581

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of August 2004, by Matrix Asset Management, agent for an undisclosed principal, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Toby Hildabrand and Sarah J. Hildabrand, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 1 on the Plan of re-subdivision part of Block J, Holman Heights, of record in Book 4715, Page 131, Register's Office for said County. Beginning at a point in the Westerly margin of Nichol Street at the common corner of Lots 1 and 2 of said subdivision; thence with the margin of the same 22 degrees West 127.8 feet to a point at the beginning of a curve to the right; thence around said curve, 37.7 feet more or less to a point in the Northerly margin of Maxon Street, thence with the margin of the same, Northwesterly 43.0 feet to the beginning of a curve to the right; thence around said curve, 33.4 feet more or less to a point in the Easterly margin of Elaine Street; thence with the margin of the same, 5 degrees East 133.5 feet to a point at the common corner of Lots 1 and 2; thence with the line between said Two (2) Lots, South 74 degrees East 135.4 feet to the point of beginning.

Being the same property conveyed to Matrix Asset Management, agent for an undisclosed principal, by Quitclaim Deed, filed for record on _____, 2004, as instrument number 20040920-0112580, Register's Office for Davidson County, Tennessee.

Commonly known as: 5900 Maxon Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Matrix Asset Management, agent for an by an undisclosed principal

BY: Marc Palm

Acknowledgment

State of CO
)ss.
County of Denver

On this day before me, a Notary Public, personally appeared Marc Palm, **to me personally well-known, who acknowledged that he/she is the** Portfolio Manager **of Matrix Asset Management, agent for an undisclosed principal, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 5th **day of August 2004.**

Notary Public

My commission expires:

6.9.07
(Seal)

BRADLEY ATKINSON
NOTARY
PUBLIC
STATE OF COLORADO
My Commission Expires 06/09/2007

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $68,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura Blackerby
Affiant

Subscribed and sworn to before me this 25th **day of August 2004.**

Cheri D. Weldy
Notary Public

CHERI D. WELDY NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.

My commission expires:

5/30/2007
(Seal)

Property owner and party responsible for payment of taxes:
Toby Hildabrand
~~**5900 Maxon Avenue**~~ 1052 TIMBER RIDGE CT
~~**Nashville, TN, 37209**~~ KINGSTON SPRINGS, TN 37082

Map No. 091-10-217.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211