STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for
this transfer or value
(whichever is greater)
is $344,000.00.

Susan S. Matthews
Affiant

Subscribed and sworn to before me, this
29th day of September, 2004.

Anna G. Everton
Notary Public

My Commission Expires: 7/21/2007

ANNA G. EVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/30/04 10:44 2pgs
Fees:13.00 Taxes:1272.80
20040930-0117772

THIS INSTRUMENT PREPARED BY:
ANNA G. EVERTON, ESQ.
4525 Harding Road, Suite 323
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
A. Brooks Kirkland Hope Dale Martin 180 Lelawood Circle Nashville, TN 37209	Same	Map 103-6 Parcel 191

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **Susan S. Matthews**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto **A. Brooks Kirkland and Hope Dale Martin**, as joint tenancy with the right of survivorship, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of Hillwood Park, of record in Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph A. Matthews and wife, Susan S. Matthews by deed from Floyd J. Clawson and wife, Eleanor Clawson, of record in Book 5287, page 464, Register's Office for Davidson County, Tennessee, the said Joseph A. Matthews having since died.

This is improved property known as 180 Lelawood Circle, Nashville, Tennessee 37209 ("Property Address").

This conveyance is made subject to:

1. Taxes for the year of 2004 a lien, not yet due and payable.

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

3. Any Owner's Policy issued pursuant thereto will contain under Schedule B the Standard Exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B, Standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.

4. Subject to all matters shown on the Plan of record in Plat Book 3300, Pages 27 and 28, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever.

Grantor does hereby covenant with Grantees that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming, by through or under said Grantor, but not otherwise.

WITNESS my hand this 29th day of September, 2004.

Susan S. Matthews

Susan S. Matthews

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 **Susan S. Matthews**, the within named 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 29th day of September, 2004.

Anna G. Everton

Notary Public

ANNA G. EVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/2007