This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 01/04/05 15:10 2 pgs
Fees:13.00 Taxes:312.65
20050104-0001356

ADDRESS NEW OWNER:
David W. Mattson
95 Royal Oaks Drive
Cookeville, TN 38501

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
ABN AMRO Mortgage Group, Inc.
2600 W. Big Beaver Road
Troy, MI 48084

MAP AND PARCEL:
MAP 72-9
PARCEL 413.00
15DA-3247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gordon J. Reid and wife, Glenda J. Reid, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David W. Mattson, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in David W.son County, State of Tennessee, described as follows, to wit:

BEING Lot No. 35-B, Resubdivision of Lot 35, East Hill Addition, of record in Plat Book 5190, Page 433, Register's Office for David W.son County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gordon J. Reid and wife, Glenda J. Reid, by deed from Harry E. Margrave and wife, Katherine H. Margrave of record in INST: 20010815-0088006, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 5190, Page 433, said Register's Office.

Taxes for 2004 have been paid and prorated.

Gordon J. Reid executed this instrument on behalf of Glenda J. Reid pursuant to a Power of Attorney of record in INST: 20030210-0018323. Gordon Reid and Gordon J. Reid is one and the same person. Glenda Reid and Glenda J. Reid is one and the same person.

This is improved property known as 940-942 Delmas Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David W. Mattson, his heirs and assigns, forever; and we, **Gordon J. Reid and wife, Glenda J. Reid do covenant with the said Grantee that** we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of December, 2004.

Gordon J. Reid

Glenda J. Reid by Gordon J. Reid Attorney in Fact.
Glenda J. Reid by Gordon J. Reid, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gordon J. Reid with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of December 2004.

NOTARY PUBLIC

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires: 7/17/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Gordon J. Reid with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 30th day of December, 2004.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: 7/17/06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 84,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of December, 2004.

NOTARY PUBLIC

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/17/06