Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $237,500.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2005.

Notary Public
My commission expires: 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/01/05 10:30 2 pgs
Fees:13.00 Taxes:878.75

20050201-0011544

02-0501-43661

Address of New Owner:	Send Tax Bills to:	Tax Information
David G. Matheny	America's Wholesale Lender	183-00-0-033
13302 Old Hickory Blvd.	750 Old Hickory Boulevard, Suite 180	
Antioch TN 37013	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph R. Castleman and wife, Sonja H. Castleman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David G. Matheny and wife, Marcie J. Matheny, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the centerline of Old Hickory Boulevard, which said point is 180 feet northeasterly from a point which is the center of the intersection of Battle Road and Old Hickory Boulevard; thence N 13deg.15' W 955 feet to a point; thence N 60 deg.00' E 165 feet; thence S 86deg.30' E 264 feet to a point; thence S 02deg.00' W 900 feet to a point in the centerline of Old Hickory Boulevard; thence S 58deg.22' W along the centerline of said Boulevard, 175 feet to the point of BEGINNING, consisting of 6.3 acres, more or less.

BEING the same property conveyed to Joseph R. Castleman and wife, Sonja H. Castleman by deed dated 1/27/71 of record in Book 4476, Page 829, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 13302 Old Hickory Blvd., Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 31st day of January, 2005.

Joseph R. Castleman

Sonja H. Castleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph R. Castleman and Sonja H. Castleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of January, 2005.

State of Tennessee at Large

My Commission expires 9/4/05

