THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
624 Hwy 76
White House, TN 37188

Our File Number: 19892Q

MAP/GROUP/PARCEL:
18-7/145

NEW OWNER'S NAME AND ADDRESS:
JUANITA MATTHEWS AND
CHARLES MATTHEWS
306 Mystic Hill Dr.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 02/22/05 10:31 2 pgs
Fees:13.00 Taxes:495.43
20050222-0019014

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **DAVID W. PERRY AND WIFE, RITA E. PERRY**, hereinafter called Grantors, do hereby transfer and convey unto **JUANITA MATTHEWS AND CHARLES MATTHEWS, WIFE AND HUSBAND,** their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 57, on the Final Plat, Section 3, Charleston Square Subdivision, as shown on plat of record in Plat Book 6250, page 435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 306 Mystic Hill Drive, Goodlettsville, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Book 7212, Page 486, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

David W. Perry
DAVID W. PERRY

Rita E. Perry
RITA E. PERRY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **DAVID W. PERRY AND RITA E. PERRY**, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in White House, Tennessee, on this the 11th day of February, 2005.

Jennifer Quinn
NOTARY PUBLIC
My Comm. Expires 11/13/05

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $133,900.00.

Pamela Mauser
AFFIANT

Sworn to and subscribed before me, this the 11th day of February, 2005.

Jennifer Quinn
NOTARY PUBLIC
My Comm. Expires 11/13/05

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY