Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

39-B
File #05-1273

Davidson County DEEDWARR
Recvd: 05/25/05 09:44 2 pgs
Fees:13.00 Taxes:1002.70
20050525-0058873

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Karen R. Krumeich, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Linda R. Matthews, a married woman, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Final Plat of Sterling Oaks, Phase II, as shown on plat of record in Plat Book 11190, page 141, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Karen R. Krumeich, an unmarried woman, by deed dated July 17, 2000, of record in Instrument No. 200007200071792, Register's Office for Davidson County, Tennessee,

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5805 Sterling Oaks Drive, Brentwood TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of May, 2005

Karen R. Krumeich

State of NY)
County of NY)

On this 20th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Karen R. Krumeich, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

JEFFREY M. WARE
NOTARY PUBLIC, State of New York
No. 01WA5033736
Qualified in New York County
Commission Expires September 26, 2006

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 271,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of May, 2005.

Notary Public

My Commission Expires: 5-24-2008

SAMUEL WILES IRONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NEW OWNER:
Linda R. Matthews
5805 Sterling Oaks Drive
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
Same

TAX MAP-PARCEL #:
172-5-B-101CO