McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $217,000.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2005.

Notary Public

My commission expires:_____

Davidson County DEEDWARR
Recvd: 06/01/05 09:44 3 pgs
Fees:18.00 Taxes:802.90

20050601-0061446

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Jenkins Hardin	**Community First Bank & Trust**	**Map 118-1, Parcel 262**
913 Caruthers Avenue	**501 S. James Campbell Blvd.**	
Nashville, TN 37204	**Columbia, Tn. 38401**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rebecca Matthews O'Neal, with a 99.5% interest, and Clarence Matthews, Jr., Joyce J. Hyde and Raven Linda Matthews Tyree, with a 0.5% interest between them,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Jenkins Hardin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 22 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 50 feet on the southerly side of Caruthers Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Rebecca Matthews by Warranty Deed from Louie E. Matthews, unmarried, of record in Book 4373, page 368, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20010508-0047535, Register's Office for Davidson County, Tennessee, Rebecca Matthews O'Neal conveyed said property to Clarence Matthews, Jr., Joyce J. Hyde, and Ravin Linda Matthews-Tyree as tenants in common, reserving a life estate in said property without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease or otherwise dispose of the property in fee absolute during her life, without joinder by any remainderman, and to keep any and all proceeds derived therefrom, pursuant to T.C.A. 66-1-106.
By Warranty Deed Dated August 21, 2001, of record in Instrument # 20010829-0093656, Register's Office for Davidson County, Tennessee, Rebecca Matthews O'Neal, conveyed the same property to Rebecca Matthews O'Neal, Trustee, under the REBECCA MATTHEWS O'NEAL LIVING TRUST. (Continued on page 3.)

Ravin Linda Matthews Tyree and Raven Linda Matthews Tyree are one and the same person.

Joyce Hyde, Joyce M. Hyde and Joyce J. Hyde are one and the same person.

Rebecca Matthews, Rebecca Matthews, Trustee, Rebecca Matthews O'Neal, Trustee, Rebecca Matthews O'Neal and Rebecca M. O'Neal are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, page 93, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 913 Caruthers Avenue, Nashville, TN 37204.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; 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 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/our hand(s) this 26th day of May, 2005.

Rebecca Matthews O'Neal / Joyce M. Hyde Atty In Fact
Rebecca Matthews O'Neal

Clarence Matthews Jr. / Joyce Hyde Atty In Fact
Clarence Matthews, Jr.

Joyce J. Hyde
Joyce J. Hyde

Raven Linda Matthews Tyree / Joyce Hyde Atty In Fact
Raven Linda Matthews Tyree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joyce Hyde, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Clarence Matthews, Jr. for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Clarence Matthews, Jr. and that she is authorized by Clarence Matthews, Jr. to execute this instrument on his behalf.

This the 26 day of May, 2005.

My Commission Expires:_____

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joyce M. Hyde, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Rebecca Matthews O'Neal for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Rebecca Matthews O'Neal, and that she is authorized by Rebecca Matthews O'Neal to execute this instrument on her behalf.

This the 26 day of May, 2005.

My Commission Expires:_____

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joyce Hyde, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Raven Linda Matthews Tyree for the purposes therein contained and who further proved to me that she is the **Attorney in Fact** for Raven Linda Matthews Tyree and that she is authorized by Raven Linda Matthews Tyree to execute this instrument on her behalf.

This the 26 day of May, 2005.

My Commission Expires:_____

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joyce J. Hyde, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

This the 26 day of May, 2005.

My Commission Expires:_____

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

(Continued from page 1):

By Quitclaim Deed of record in Instrument No. 20011114-0124699, Dated November 1, 2001, Register's Office for Davidson County, Tennessee, Rebecca Matthews O'Neal, individually, and Rebecca Matthews, Trustee, under the REBECCA MATTHEWS O'NEAL LIVING TRUST, conveyed the same property to Rebecca Matthews O'Neal, a 99.5% interest; and Clarence Matthews, Jr., Joyce J. Hyde and Ravin Linda Matthews Tyree, with rights of survivorship as between them, a 0.5% interest.