Name and Address of New Owner:

Paul E. Matrisian
573 Harpeth Trace Drive
Nashville, TN 37221

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005060001

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
143-02-OA-060.00

The actual consideration or value,

whichever is greater for this

transfer is $60,000.00

Davidson County DEEDWARR
Recvd: 07/11/05 12:35 2 pgs
Fees:13.00 Taxes:222.00

20050711-0079879

Affiant

Subscribed and sworn to before me on 06/29/05.

Notary Public

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires:
SEPTEMBER 30, 2006

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Richard Allen Robison, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Paul E. Matrisian and Lynn M. Matrisian, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee described to-wit:

Being Lot No. 60 on the Plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, pages 751, 752, and 753, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being all the same property conveyed to Richard Allen Robison by Warranty Deed dated February 9, 1988 from Glenn S. Wolfson, unmarried, of record in Book 7467, page 669, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 573 Harpeth Trace Drive, Nashville, TN 37221.

All matters shown on plat of record in Plat Book 5200, Pages 751-753; and any and all matters of record the Register's Office for Davidson County, Tennessee.

Declarations of Covenants, Conditions and Restrictions of record in Book 6274, Page 148, Book 5380, Page 357, Book 5120, Page 199 and Book 5120, Page 208 said Register's Office.

Easements as of record in Book 4889, Page 198, said Register's Office.

Easements as of record in Book 5099, Page 783, said Register's Office.

Easements as of record in Book 5142, Page 690, said Register's Office.

Easements as of record in Book 5142, Page 694, said Register's Office.

Easements as of record in Book 5360, Page 320, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/29/05.

Richard Allen Robison

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Allen Robison, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 06/29/05.

Notary Public

My Commission Expires:

(SEAL)

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: SEPTEMBER 30, 2006