Davidson County DEEDWARR
Recvd: 08/23/05 16:04 2 pgs
Fees:13.00 Taxes:616.05
20050823-0100595

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

CAROL BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of August, 2005.

Notary Public

My Commission Expires: 2/15/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Elizabeth J. Smith
200 Mill Springs Place
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

064-15-0-A-044.00- CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joel A. Matthews, married* hereinafter referred to as Grantors, hereby transfers and conveys to Elizabeth J. Smith, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 20 on the Plan of Plantation Walk, Section Two, as shown by plat of record in Plat Book 7900, Page 858, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joel A. Matthews, unmarried by Warranty deed from Phillips Builders, Inc. of record in Deed Book 10195, page 52, Register's Office for Davidson County, Tennessee.

*Cyndi Matthews, wife of Joel A. Matthews, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 7900, Page 858, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9231, Page 719, as amended in Book 9547, page 904, Register's Office of said County.

Charter of record in Book 9315, page 723, Register's Office for said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 200 Mill Springs Place, Old Hickory, TN 37138.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my 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 hand this 15th day of August, 2005.

Joel A. Matthews

Cyndi Matthews

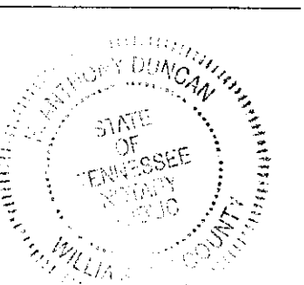
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joel A. Matthews and Cyndi Matthews, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 15th day of August, 2005.

Notary Public

My Commission Expires: 1/7/06



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