WELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00
WARRANTY DEED	Affiant Subscribed and sworn to before me, this 31st DAY OF August, 2005. Notary Public
G-CD-05-7812	MY COMMISSION EXPIRES: (AFFIX SEAL)
EXPIRES: FEBRUARY 10, 2007	
THIS INSTRUMENT WAS PREPARED BY RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212	

SANDRA S. TAMLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Matthews	Owner (NAME)	
7812 Sawyer Brown Road		128-10-217
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN ANN LINKLATER,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARRY MATTHEWS AND WIFE, LAURIE MATHEWS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3-A, ZONE LOT DIVISION, SECTION TWO, CLUNAN HEIGHTS Subdivision, as shown on plat of record in Plat Book 6250, Page 27 amended in Book 6250, Page 362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan Ann Linklater, unmarried by Warranty Deed from Allen Zang and wife, Nancy J. Zang, recorded on the 21st day of September, 1994 in Deed Book 9470, Page 935, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6250, page 27; Plat Book 6250, page 362; Book 6537, page 70; Book 6541, page 984; Book 6616, page 5, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7812 Sawyer Brown Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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 31st day of August, 2005.

Susan Ann Linklater
Susan Ann Linklater

Davidson County DEEDWARR
Recvd: 09/07/05 14:16 2 pgs
Fees:13.00 Taxes:377.40

20050907-0107694

STATE OF Tennessee
COUNTY OF Davidson

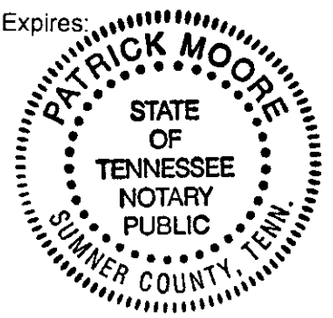
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Ann Linklater, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 31st day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903