THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $103,000.00. Affiant Subscribed and sworn to before me this 16th day of August, 2005. Notary Public My Commission Expires: 11/27/08

WHEN RECORDED MAIL TO:
GENERAL AMERICAN CORP.
707 GRANT ST. STE 400
PITTSBURGH PA 15219
ATTENTION: MORTGAGE DEPT.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah E. Radu, Notary Public
City Of McKeesport, Allegheny County
My Commission Expires Nov. 27, 2008
Member, Pennsylvania Association Of Notaries

DEBORAH E. RADU NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeff M. Smith, Jason J. Hall 409 & 411s Court W. Nashville, TN 37076	New Owners	Map No.75.07 Parcel No. 298

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly Matherly**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeff M. Smith, a married man and Jason J. Hall, a single man** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 409 & 411Rachels Court W., Nashville, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of August, 2005.

Beverly Matherly

STATE OF NEVADA COUNTY OF CLARK SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beverly Matherly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2005.

Notary Public

My Commission Expires: 11/10/08

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PEE. HUNT
No: 04-92828-1
My Appointment Expires Nov. 10, 2008

20-02327020-R (T)
08/29/2005 12:21

Record And Return Mortgage To:
GENERAL AMERICAN CORPORATION
707 GRANT STREET
400 GULF TOWER
PITTSBURGH PA, 15219

Davidson County DEEDWARR
Recvd: 09/09/05 12:16 2 pgs
Fees:13.00 Taxes:381.10

20050909-0108667

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revision of Lots 5, 9, 15, 19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 74, 78, & 102 Rachel's Square Sections One and Two, as of record in Plat Book 6250, page 543, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Beverly Matherly by deed dated May 7, 1991 from Yon H. Burton of record in Book 8351, page 318, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Rachel's Square, now known as Colony Downs, of record in Book 6619, page 777, amended in Book 8030, page 757, and in Book 11627, page 594, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Rachel's Square Homeowner's Association of record in Book 6683, page 576, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Colony Down's Homeowner's Association of record in Book 8030, page 759, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, page 543, Register's Office for Davidson County, Tennessee.