THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21768B

MAP/GROUP/PARCEL:
07B-13-0 160.00
NEW OWNER'S NAME AND ADDRESS:
KATRINA ANDREA MATTINGLY
2701 MAILAN DRIVE
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 09/14/05 08:00 2 pgs
Fees:13.00 Taxes:388.50
20050914-0110293

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SHERRY L. ANDERSON, A MARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, KATRINA A. MATTINGLY, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF MAILAN HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.
>
> The subject property is improved property known as 2701 MAILAN DRIVE, Nashville, TN 37206.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument #20030211-0018553, Register's Office for Davidson, Tennessee. Grantor owned property as investment property. Property was not occupied by Grantor nor any member of her immediate family.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

SHERRY L. ANDERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SHERRY L. ANDERSON, A MARRIED WOMAN, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 31st day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $105,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE