Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

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39-B
File #05-1604

Davidson County DEEDWARR
Recvd: 12/27/05 15:50 2 pgs
Fees:13.00 Taxes:1202.50
20051227-0154464

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony Emmanuel, married and Justin A. Emmanuel, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark M. Matthews, an unmarried man**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of F.O. Beasley's Subdivision, of record in Plat Book 2, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Emmanuel, married and Justin A. Emmanuel, married, by deed from Gerald Bequette and wife, Joyce Bequette, dated May 19, 2004, of record in Instrument No. 20040521-0059950, Register's Office for Davidson County, Tennessee.
Lesley M. Emmanuel and Kassi Emmanuel join in the execution of this instrument to convey any and all marital rights they may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1312 Calvin Avenue, Nashville TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of December, 2005

Anthony Emmanuel

Justin A. Emmanuel

Lesley M. Emmanuel

Kassi Emmanuel

State of Tennessee)
County of Davidson)

On this 20th day of December, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anthony Emmanuel, Lesley M. Emmanuel, Justin A. Emmanuel and Kassi Emmanuel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 325,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of December, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Mark M. Matthews
1312 Calvin Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
Countrywide Home Loans
801 Crescent Centre Drive, Ste. 510
Franklin, TN 37067

TAX MAP-PARCEL #:
83-5-327