This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $120,000.00.

Affiant

Subscribed and sworn before me this the 26th day of January, 2006.

Notary Public
My commission expires: 11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/30/06 15:11 2 pgs
Fees:13.00 Taxes:444.00
20060130-0011518

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Matthew Carney<br>312 Verbena Drive<br>Nashville, TN 37211 | OWNIT MORTGAGE SOLUTIONS, INC.<br>11700 GREAT OAKS WAY, SUITE 360<br>ALPHARETTA, GA 30022 | 133-16-0-010.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Burr Pendleton and wife, Ora Jean Pendleton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew Carney, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled Highview Acres, of record in Plat Book 2331, page(s) 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN BURR PENDLETON AND WIFE, JANICE WRENNICO PENDLETON, by deed from JAMES E. S. MALONE, SR. AND WIFE, JANE F. MALONE, of record in Book 4840, page 19, dated July 31, 1974, said Register's Office. Janice Wrennico Pendleton having since died. Being further conveyed to John Burr Pendleton and wife, Ora Jean Pendleton, by Quitclaim Deed of record in Book 9256, page 585, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 312 Verbena Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 26th day of January, 2006.

John B. Pendleton
John Burr Pendleton

Ora Jean Pendleton
Ora Jean Pendleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Burr Pendleton and Ora Jean Pendleton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2006.

My commission expires:
11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY