This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/06/06 12:30 2 pgs
Fees:13.00 Taxes:525.40
20060406-0039714

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2006, by and between Joanne Aronis, single, party of the first part, and Undra Mathews and Deonza Mathews, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of , State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County Tennessee, being Lot No. 44 on the Plan of Ransom Village, of record in Book 7900, Page 833 and 834, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Joanne S. Aronis, by virtue of that certain Warranty Deed dated July 8, 2004, at Instrument No. 20040720-008/6439 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Plat Book 7900, page 833 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WITNESS the signature of the party of the first part the day and year first above written.

JoAnne Aronis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, JoAnne Aronis and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2006.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Property Owner & Address: *Undra Mathews and Doenza Mathews

Tax Parcel No 135-14-0 C 044.00 CO

Property Address: 509 Titan Ct
Antioch, TN 37013

MAIL TAX BILLS TO: * Undra + Doenza Mathews
509 Titan Ct
Antioch, TN 37013

Firm File #: 20060304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $142,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31 day of March, 2006.

Notary Public

My Commission Expires: _____

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007