8678
26676

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,900.00

Heather Moore
Affiant

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Subscribed and sworn to before me, this 1st day of May 2006.

Notary Public
My commission expires: 11/24/07

Address of New Owner:	Send Tax Bills to:	Tax Information
Margaret Moran 394 Tusculum Rd. Nashville TN 37211	OWNER	161-04-0-103.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert L. Matthews, III, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Margaret Moran, a married person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7, on the Plan of Tusculum Fields, as shown on plat of record in Plat Book 2330 page 16, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 7 fronts 77 feet on the north side of Tusculum Road and runs back 169.8 feet on the west line and 161, page on the east line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Robert L. Matthews, III in Instrument 20011011-0111263 recorded 10/11/2001, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 161-04-0-103.00 2) All matters shown on Plat recorded in Book 2330, page 16. 3) Restrictive Covenants of record in Book 2495, page 365. 4) Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 11376, page 917. 5) Deed to Tennessee Department of Transportation of record in Book 11376, page 649.

This property is improved property known as 394 Tusculum Rd., Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/04/06 11:01 2 pgs
Fees:13.00 Taxes:454.73
20060504-0051918

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 2nd day of March, 2006.

Robert L. Matthews, III

Sheila Matthews
Who joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Matthews, III and Sheila Matthews, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of March, 2006.

Notary Public

My Commission expires: 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: WG1319