This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDWARR
Recvd: 05/09/06 08:21 2 pgs
Fees:13.00 Taxes:352.59
20060509-0053803

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Peter C. Matteson 601 Idlewild Avenue Madison, TN 37115	**SAME**	**Map** 52-01 **Parcel No.** 128.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth Wayne Hackney, Sr. and wife, Linda Darline Hackney,** (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Peter C. Matteson** * (herein referred to as "Grantee"), his heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

* married pr

Two tracts of land in Davidson County, Tennessee, as follows:

Tract No. 1: Being Lot No. 6 of Block "F" on the Final Plat of Crittenden Estates Subdivision as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the easterly side of Idlewild Avenue and runs back 139.4 feet on the northerly line and 139.5 feet on the southerly line, to a dead line, measuring 50 feet thereon.

Tract No. 2: Being the southerly one-half of Lot No. 7 of Block "F" on the Final Plat of Crittenden Estates Subdivision, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 27 1/2 feet on the easterly side of Idlewild Avenue and runs back 139 feet, more or less, on the northerly line, and 139.4 feet on the southerly line, to a dead line, measuring 27 1/2 feet thereon.

Being the same property conveyed to Kenneth Wayne Hackney, Sr. and Linda Darline Hackney, as tenants in common with the right of survivorship from Connie Fowler, Administratrix of the Estate of Robert L. Goad by deed dated April 24, 2003, and of record in Instrument No. 20030425-0056171, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for

applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2006 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 27th day of April, 2006.

GRANTOR:

Kenneth Wayne Hackney, Sr.

Linda Darline Hackney

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $95,295.00.

AFFIANT

Subscribed and sworn to before me, 27th day of April, 2006.

NOTARY PUBLIC

My Commission Expires:

6/22/08

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Kenneth Wayne Hackney, Sr. and Linda Darline Hackney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2006.

Notary Public

My Commission Expires:

3-21-09

(SEAL)