THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 06/02/06 14:38 2 pgs
Fees:13.00 Taxes:610.13
20060602-0065308

Our File Number: 23944S

MAP/GROUP/PARCEL: 147-08-0-060.00

NEW OWNER'S NAME AND ADDRESS:
MATTHEW G. GANNON
4830 HUMBER DRIVE
Nashville, TN 37211

SEND TAX BILLS TO:
COUNTRYWIDE HOME LOANS INC
801 CRESCENT CENTER DRIVE STE 510
FRANKLIN, TN 37067

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, RICHARD D. RIGALI and KATHLEEN K. RIGALI, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, MATTHEW G. GANNON, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 121, on the Plan of Beverly Heights, Section II, as shown on plat of record in Plat Book 2331, page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard D. Rigali and wife, Kathleen K. Rigali by Deed of record in Book 9139, Page 851 recorded 11/4/1993, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 4830 HUMBER DRIVE, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

RICHARD D. RIGALI

KATHLEEN K. RIGALI

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, RICHARD D. RIGALI and KATHLEEN K. RIGALI, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that THEY executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in NASHVILLE, Tennessee on this the 30TH day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $164,900.00.

AFFIANT

Sworn to and subscribed before me, this the 30TH day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006