WARRANTY DEED

P-06-3708-1

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Maria A. Stevens
Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria A. Stevens	Taylor, Bean & Whitaker Mtg	
3708 Hillbrook Drive	(NAME) 1417 North Magnolia Ave.	148-1-88
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Ocala, FL 34475	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD MATHEW AND WIFE RACHEL MATHEW AND DAN MATHEW, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARIA A. STEVENS* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 3 on the Plan of Hillbrook Section 2 of record in Book 3300 page 12, of the Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Richard Mathew, and wife Rachel Mathew and Dan Mathew, by Deed dated 8/31/2000 in Instrument #20000911089522, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*married

unimproved ( )
This is improved (X) property, known as 3708 Hillbrook Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

The execution of this instrument by Daniel D. Mathew is effected by the signature of his Attorney-in-Fact, Richard J. Mathew, pursant to the Specific Power of Attorney reocrded in Instrument #20060505-0052622, recorded in the Register's Office for DAvidson County, TN. The said Daniel D. Mathew is also referred to as Dan Mathew. Richard J. Mathew is also referred to as Richard Mathew.

Davidson County DEEDWARR
Recvd: 06/19/06 13:21 3 pgs
Fees:18.00 Taxes:438.45

20060619-0072839

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 12th day of June, 2006.

Richard Mathew

Rachel Mathew

Dan Mathew by Richard J. Mathew Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Richard Mathew and wife Rachel Mathew personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of June, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

STATE OF Tennessee

COUNTY OF Davidson

On this the 12 day of June, 2006, before me personally appeared Richard J. Mathew aka Richard Mathew to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dan Mathew aka Daniel D. Mathew, and acknowledged that he executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 12th day of June, 2006.

Notary Public

My Commission Expires: 2/15/09

