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

Our File Number: 24949B

Davidson County DEEDWARR
Recvd: 08/24/06 10:07 2 pgs
Fees:13.00 Taxes:619.75
20060824-0104352

MAP/GROUP/PARCEL: 072-08-0/068.00

NEW OWNER'S NAME AND ADDRESS:
JOHN R. MATTHEWS
2122 GENEIVA DRIVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DALETTE K. DENHERTOG and CECIL W. RANKHORN , WIFE AND HUSBAND, hereinafter called Grantors, do hereby transfer and convey unto JOHN R. MATTHEWS, A MARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF GENEIVA HEIGHTS, OF RECORD IN BOOK 2083, PAGE 65, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property known as 2122 GENEIVA DRIVE, Nashville, TN 37216.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #20060519-0059152, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant 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 covenant and bind 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.

DALETTE K. DENHERTOG

CECIL W. RANKHORN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DALETTE K. DENHERTOG and CECIL W. RANKHORN , WIFE AND HUSBAND, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 18th day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES SEPTEMBER 22, 2007

CHRIS FORSYTHE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $167,500.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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