Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

G-VRE-06-6861

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2006

Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Matthew Hale	Countrywide Homeloans	
6861 Sunnywood Drive	3011 Armory Dr	181-1-A-62 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nash TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON F. BENEKE AND WIFE, BETTY H. BENEKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW HALE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 165 on the plan of Sugar Valley, Section One, of record in Plat Book 9700, Pages 709-711, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason F. Beneke and wife, Betty H. Beneke by Warranty Deed from Daryl Campbell and wife, Stephanie M. Campbell recorded September 13, 2005 in Instrument No. 20050913-0110256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9700, pages 709, 710, 711; Book 9700, page 374; Book 11069, page 14; Instrument Number 20040203-0013041; Book 11069, page 24; Book 11069, page 6; and Instrument Number 20000425-0041128, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6861 Sunnywood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of August, 2006.

Jason F. Beneke

Betty H. Beneke

Davidson County DEEDWARR
Recvd: 09/06/06 14:29 2 pg
Fees:13.00 Taxes:906.50

20060906-0110239

STATE OF Tennessee
COUNTY OF Davidson

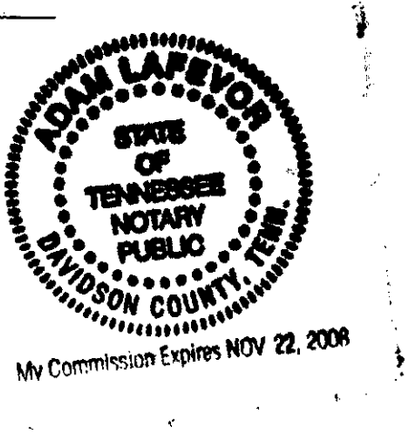
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason F. Beneke and Betty H. Beneke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903