PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/06/06 15:28 3 pgs
Fees:18.00 Taxes:816.22

20061006-0124755

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of October, 2006, by and between WIESLAW MATEJKO and JULIE L. MATEJKO, HUSBAND AND WIFE, hereinafter called Grantors, and JAE M. JOSE, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WIESLAW MATEJKO and JULIE L. MATEJKO, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JAE M. JOSE, MARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 272 RIO VISTA DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor's duly authorized official on the day and year first above written.

SELLER:

WIESLAW MATEJKO
Signature of Seller

JULIE L. MATEJKO
Signature of Seller

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WIESLAW MATEJKO and JULIE L. MATEJKO, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tn, **this** 3rd **day of October, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

JAE M. JOSE
9956 Colonial Walk South
Estero, FL 33928

Property Address:

272 RIO VISTA DRIVE, MADISON, TN 37115
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 43-11, PARCEL 93

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$220600.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3 day of **October, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7902

EXHIBIT 'A'

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, being Lot No. 19, of Block A on the unrecorded plan of Eller and Vandiver's Subdivision, described according to a survey made by Ewell Anderson, Surveyor, April 1945, as follows:

Beginning on the easterly margin of Rio Vista Drive at a point 853 feet North of the Northerly margin of Dupont Avenue, as measured along the easterly margin of said Drive, said point being the corner of Lots No. 18 and 19; thence with said Drive northwardly 50 feet to the corner s of Lots Nos. 19 and 20; thence with the line between two lots eastwardly 275 feet to low water mark of Cumberland River; thence with said low water mark, southwardly 50 feet to the corner of lots 18 and 19; thence with the line between said lot, westwardly 275 feet to the point of beginning.

Being the same property conveyed to WIESLAW MATEJKO and JULIE L. MATEJKO, HUSBAND AND WIFE, by Quitclaim Deed from WIESLAW MATEJKO, of record in Instrument Number 20021205-0149987, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 43-11, PARCEL 93).
2. All matters as set forth on the Plan of record in Plat Book 1130, Page 37, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 1371, Page 353, Register's Office for DAVIDSON County, Tennessee.

4. Restrictive Covenants of record in Book 1286, Page 574, Register's Office for DAVIDSON County, Tennessee.

5. Easement of record in Book 1197, page 206, Register's Office for DAVIDSON County, Tennessee.