Davidson County DEEDWARR
Recvd: 11/01/06 11:21 2 pgs
Fees:13.00 Taxes:1010.10
20061101-0135609

26b

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Thomas C. Alsup	New Owner	Map 118-14-0
5061 Kingsview Court		Parcel 046.00
Nashville, TN 37220		26b 12783

This instrument prepared by : Robert J. Notestine III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David A. Matthews and wife, Tonya P. Matthews** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Thomas C. Alsup, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 75, on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.
Beginning at a point on the easterly margin of Robin Road, formerly Underwood Avenue, at the northwest corner of Lot No. 77, on said Plat, thence with the easterly margin of said Robin Road, northwestwardly 42 feet to the beginning of a curve; thence around said curve, in a northeasterly direction, 27 feet to the southeasterly margin of Hood Trail; thence with said Hood Trail, northeastwardly 169 feet to the northwest corner of Lot No. 76 on said Plan; thence with the line between said Lot Nos. 75 and 76, southeastwardly 127 feet to the common corner of Lot Nos. 75, 76, 77 and 78; thence with the line between said Lot Nos. 75 and 77, southwestwardly 175 feet to the beginning.

Being the same property conveyed to David A. Matthews and wife, Tonya P. Matthews by Warranty Deed from Robert Lee Dozier and wife, Barbara Hill Dozier of record in Instrument Number 20000522-0050841, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This instrument is being executed in behalf of David A. Matthews pursuant to a Limited Power of Attorney executed by David A. Matthews, which is being recorded simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.
2. Plan of record in Plat Book 1130, page 2, said Register's Office.

This is improved property commonly known as 3500 Robin Road, Nashville, Tennessee 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $273,000.00.

Angela Edwards
Affiant

Subscribed and sworn to before me this 27th day of October, 2006.

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this ___ day of October, 2006.

David A Matthews by Tonya Matthews, Attorney in Fact
David A. Matthews
By:Tonya P. Matthews, Attorney in Fact

Tonya P. Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Tonya P. Matthews with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of David A. Matthews and who acknowledged that she executed the same as the free act and deed of the said David A. Matthews.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of October, 2006.

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

My Commission Expires: My Commission Expires 03/21/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Tonya P. Matthews with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of October, 2006.

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

My Commission Expires: My Commission Expires 03/21/2009