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THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jamie L. Matthews
155 Bonnafield Drive
Hermitage, TN 37076
SEND TAX BILLS TO:
Bank of America, N.A.
900 West Trade Street
Charlotte, NC 28255

Davidson County DEEDWARR
Recvd: 11/02/06 09:59 2 pgs
Fees:13.00 Taxes:407.00
20061102-0136067

WARRANTY DEED

(Map 75-01, Parcel 8.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **GRADY T. MARTIN and wife, RENEE L. MARTIN**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JAMIE L. MATTHEWS**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 919, on the Plan of Section Eight, Hermitage Hills, of record in Book 3600, page 24, Register's Office for said County.
>
> SAID Lot No. 919 fronts 80.0 feet on the northeasterly margin of Bonnafield Drive and extends back 281.9 feet on the northwesterly line and 229.45 feet on the southeasterly line to a dead line in the rear, measuring 134.85 feet thereon.
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> BEING the same property conveyed to Grady T. Martin and wife, Renee L. Martin by deed dated May 11, 1978, by deed from James R. Hibbett and wife, Bernace A. Hibbett, of record in Book 5288, page 359, Register's Office for Davidson County, Tennessee.
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> Further being the same property conveyed by Quitclaim Deed from Grady T. Martin and wife, Renee L. Martin, to Grady T. Martin and wife, Renee L. Martin, as tenants in common, dated November 11, 2003, of record in Instrument 20031114-0166638, said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 3600, page 24; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as **155 Bonnafield Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2006 real property taxes which will be prorated at closing and assumed by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 31st day of October, 2006.

GRADY T. MARTIN

RENEE L. MARTIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grady T. Martin and Renee L. Martin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2006.

Notary Public

My Commission Expires: 9-7-2010

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of October, 2006.

Notary Public

My commission expires: 9-7-2010

File No. 20060184

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010