Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Marcus Matthews 4716 Indian Summer Dr. Nashville TN 37207	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $215,900.00

Map & Parcel No.
32-9-115

Davidson County DEEDWARR
Recvd: 12/06/06 14:26 2 pgs
Fees:13.00 Taxes:798.83
20061206-0150967

Affiant

Subscribed and sworn to before me on 11/29/06.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 7/28/07

My Commission Expires July 28, 2007

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Keneisha Monique Taylor, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Marcus Matthews, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

*unmarried

Property commonly known as: 4716 Indian Summer Drive, Nashville, TN 37207
County of Davidson

A 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. 176 on the Plan of Quail Ridge Section Four of record in Plat Book 7900, Page 161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kaneshia Monique Taylor, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated 3/29/06 and filed of record in Instrument No. 200603310036614, said Register's Office.

Being the same property conveyed to NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes by deed from The Developers dated 10/25/05 and filed of record in Instrument No. 200510280130356, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 4716 Indian Summer Dr., Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 11/29/06.

Keneisha Monique Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Keneisha Monique Taylor, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of November, 2006.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:

My Commission Expires
July 28, 2007