THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03432

Davidson County DEEDWARR
Recvd: 12/12/06 11:13 2 pgs
Fees:13.00 Taxes:333.00
20061212-0153194

Property Address:
1013 South Street, Nashville, TN 37203 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ada May Matlock**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Van Christian, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 2 on the Plan of Southside Park, Section I, as shown by plat of record in Book 4460, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, dated May 21, 1973, and recorded May 24, 1973, in the Register's Office for Davidson County, Tennessee, in Book 4710, at Page 479.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

ADM by YDDAEF

WITNESS Grantor's hand this 30th day of November, 2006.

x Ada May Matlock {Seal}
Ada May Matlock
by
Yowanda D. Davis,
Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this the 30th day of November, 2006, before me, the undersigned officer, personally appeared Ada May Matlock, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Notary Public

My Commission expires: 1-27-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30th of November, 2006.

Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
Van Christian
9463 Chesapeake Drive
Brentwood, TN 37027

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Person Or Entity Responsible For Payment Of Taxes:

Van Christian
9463 Chesapeake Drive
Brentwood, TN 37027

Tax Parcel ID#: 105-01-0-505.00