Name and Address of New Owner:

Send Tax Bills To:

Prepared by:

Matthew Rodriguez-Chapman
415 Southwood Dr.
Nashville TN 37217

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 $100,000.00

Affiant

Subscribed and sworn to before me on 11/21/06.

GIB VAN DER REYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

Notary Public

My Commission Expires:_____

Map & Parcel No.
12-5-82

Certified True & Correct

Davidson County DEEDWARR
Recvd: 12/20/06 14:11 2 pgs
Fees:13.00 Taxes:370.00

20061220-0156852

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, Clarice Knight and the Estate of Alta Knight, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Matthew Chapman-Rodriguez, *(herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

*unmarried

Property commonly known as: 415 Southwood Drive, Nashville, TN 37217
County of Davidson

Land in Davidson County, Tennessee, being Lot No. 80 on the Map of Glencliff Estate, Section II, as of record in Book 1130, Pages 77 and 78, Register's Office for said County.

Said Lot No. 80 fronts 120 feet on the northwesterly side of Southwood Drive and runs back between lines 231.3 feet on the northeasterly line 308.1 on the southwesterly line, to a dead line in the rear, measuring 142.5 feet thereon.

Being the same property conveyed to Clarice Knight and Alta Knight by deed from Clarice Knight and Alta Knight dated 07/08/59 and filed of record in Book 2924, page 451, 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 415 Southwood Dr., Nashville, TN 37217.

The said Alta Knight having since died on 6-8-94 See Affidavit of Heirship filed of record in Book[1] _____, Page _____ Or instrument Number 20061220015685/ Said Registers Office

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 11/21/06.

Clarice Knight

Clarice Knight

Natasha Brantley Barnes, Heir of Alta Knight

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Clarice Knight and Natasha Branltey Barnes, 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 and official seal at Nashville, Tennessee, this the 21st day of November, 2006.

GAB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

Notary Public

My Commission Expires: