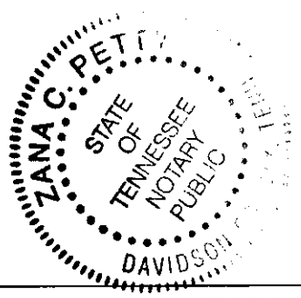
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

X Charolette A. Tallent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1.27.07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charolette A. Tallent	Countrywide Home Loans, Inc.	Map 108
1209 Waggoner Dr.	801 Crescent Centre Dr., Ste. 510	Group 04
Nashville, TN 37214-3944	Franklin, TN 37067	Parcel 167

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Peter L. Matteson and wife, Tina M. Matteson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charolette A. Tallent, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 111-A, on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Plat Book 6250, Pages 570 and 571, amending Plat Book 6250, Page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Peter L. Matteson and Tina M. Matteson, husband and wife, by deed from Linda Layne, a single person, of record in Instrument 200004200039597, Register's Office for said County, dated April 4, 2000.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6555, Page 576; Book 7266, Page 827; Book 6250, Page 570; Book 5970, Page 861; and Book 6406, Page 709, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 570 and 571; and (3) Avigation Easement of record in Book 9398, Page 708, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1209 Waggoner Dr., Nashville, TN 37214-3944

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of December, 2006.

Peter L. Matteson

Peter L. Matteson

Tina M. Matteson

Tina M. Matteson

Davidson County DEEDWARR
Recvd: 12/29/06 10:38 2 pgs
Fees:13.00 Taxes:416.25

20061229-0160610

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter L. Matteson and Tina M. Matteson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2006.

My Commission Expires: 1-27-07

Notary Public

