WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/07 10:15 2 pgs
Fees:13.00 Taxes:1387.50
20070108-0002848

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2006.

Notary Public

My commission expires: _____ (AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cynthia Matthews	Countrywide Home Loans	**Map 118-06, Parcel 025**
2923 Vaulx Lane	P.O. Box 961206, FTWX-22	
Nashville, TN 37204	Fort Worth, TX. 76161	

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,

Brant Black, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia Matthews

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:

Land in Davidson County, Tennessee, being Lot No. 70-B, on the Plan of Battlewood Estates, Section 1, of record in Plat Book 843, page 96 & 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tommy C. Essary and George F. Pierce, unmarried, as tenants in common, by Deed from B. W. Whitelaw and wife, Martha Corley Whitelaw of record in Book 6626, Page 261, Register's Office for Davidson County, Tennessee. The said Tommy C. Essary and wife, Kathy Essary further conveyed their one-half (1/2) undivided interest to Brant Black, unmarried, by deed of record in Book 7162, Page 485, said Register's Office. The said George F. Pierce further conveyed his one-half (1/2) undivided interest to Williams Brant Black by Quitclaim Deed of record in Instrument No. 20040227-0022550, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **2923 Vaulx Lane, Nashville, TN 37204**

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 my/our hand(s) this **29th** day of **December, 2006.**

Brant Black

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 **Brant Black, a single man ,** the bargainor, 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 **29th** day of **December, 2006.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09