WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/07 15:02 2 pgs
Fees:13.00 Taxes:272.69

20070306-0027842

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 73,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF March 2007

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

PAM S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. AUG. 23, 2009
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie A. Matthews (NAME)	Owner (NAME)	MAP 060-5
302 Shepherd Hills Drive (ADDRESS)	(ADDRESS)	PARCEL 14.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13DA-27245

FOR AND 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, Solution Home Buyers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie A. Matthews, 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. 2, on the Plan of Aldrich Heights, Section 5, of record in Plat Book 2854, Page 73, Register's Office for Davdison County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Solution Home Buyers, Inc. by deed from Dawn Leniger, Trustee, THE CAPPS DRIVE TRUST of record in Instrument: 20061018-0129533, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 2854, Page 73, Register's Office, Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 7086, Page 447, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3013 Capps Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 2nd day of March, 2007

Solution Home Buyers, Inc.
By: Sean R. Queen PRESIDENT
Sean R. Queen, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Sean R. Queen and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Solution Home Buyers, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Sean R. Queen as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at White House, Tennessee on this the 2nd day of March 2007.

My commission expires 8/23/09

_____
Notary Public

PAM S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. AUG. 23, 2009
COUNTY OF ROBERTSON