Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $355,000.00
Affiant
Subscribed and sworn to before me
This 27 day of FEB 2007
Notary exp: 2-1908

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and KB?
Address of new owners:
Mark Matlock & Alice Matlock
708 Waller Road
Brentwood, TN 37027

Send tax bills to:
owner

Map & Parcel:
181-14-3

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Christopher M. Kerney**, **unmarried** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mark Matlock and wife Alice Matlock** , 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(s) 7, as shown on the map entitled Phase I of Bedford Forest of record in Plat Book 9700, page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER M. KERNEY by Quit Claim Deed from KATHERINE KERNEY,, of record as Instrument No 20070308-0028876 *dated February 6, 2007, said Register's Office.* AND

Being the same property conveyed to Christopher M. Kerney and wife Katherine Kerney by deed recorded in Instr. 20041130-0141772, Register's Office, Davidson County, TN.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Matters shown on the Plan of record in Plat Book 9700, page 771, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 11371, page 111, said Register's Office.

x The property is improved with an address of: **708 Waller Road Brentwood, TN 37027**

OR The property is unimproved.

Davidson County DEEDWARR
Recvd: 03/08/07 13:00 2 pgs
Fees:13.00 Taxes:1313.50

20070308-0028877

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, his 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 27 day of February, 2007.

Christopher M. Kerney

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 Christopher M. Kerney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 27 day of FEB, 2007

Notary Public

Commission expires: 1/26/08

SUSAN TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.