PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/20/07 14:41 3 pgs
Fees:18.00 Taxes:2834.20
20070320-0033976

W & I Ref: Title No: 48491

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dennis J. Matkosky Leslie H. Matkosky 1718 Otter Creek Road Nashville, Tennessee 37215	REGIONS BANK - DBA AMSOUTH BANK (BLUE) P.O. BOX 11026 ORANGE, CA 92856-8126

TAX MAP-PARCEL NUMBERS: 14416002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$766,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adele Franzblau, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis J. Matkosky and spouse, Leslie H. Matkosky** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 301 on the plan of Otter Creek Hills Section Three of record in Book 3106, page 76, Register's Office for said County.

Said Lot No. 301 fronts 214.2 feet on the northerly margin of Otter Creek Road and extends back 556.8 feet on the broken easterly line and 564.4 feet on the westerly line to a dead line in the rear, measuring 239.5 feet thereon.

Being the same property conveyed to Keith A. Coffee and spouse, Adele Franzblau by deed from William B. Staggs and spouse, Betty M. Staggs of record in Book 8816, page 402, Register's Office for Davidson County, Tennessee. The said Keith Allan Coffee and Adele Franzablau have since divorced. By Quitclaim Deed of record in Doc. No. 200008140080452, as corrected in Doc. No. 20010222-0016722, said Register's Office, Keith Allan Coffee conveyed his interest in subject property to Aldele Franzblau.

Martin C. Kleinrock spouse of Adele Franzblau joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3106 Page 76, said Register's Office, which Plan shows minimum building setback lines to be determined by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot.

This instrument is executed on behalf of Adele Franzblau by Vivian Brandon as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1718 Otter Creek Rd, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2007 .

Adele Franzblau By: Vivian Brandon Atty in Fact

Adele Franzblau By: Vivian Brandon, Atty-in-Fact

Martin C. Kleinrock

State of TENNESSEE
County of DAVIDSON

On this 12th day of March, 2007, before me the undersigned authority, personally appeared Martin C. Kleinrock, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 23, 2009

Deborah Gail Johnson
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $766,000.00

Barbara M Morris
Affiant

Sworn and subscribed before me this 15th day of March, 2007

My Commission Expires: Nov. 14, 2009

Anne D. Welton
Notary Public

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 14, 2009

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 , **Vivian Brandon** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Adele Franzblau** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Adele Franzblau

TO: Dennis Matkosky and spouse, Leslie Matkosky

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Vivian Brandon, Affiant

Sworn to and subscribed before me this

15th day of March, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007