(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $247,000.00 .

Affiant

Subscribed and sworn to before me this 30th day of April, 2007.

Notary Public
My Commission Expires 04/22/09

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/07/07 10:09 2 pgs
Fees:13.00 Taxes:913.90
20070507-0054400

07-0962

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey Watts	Resmae Mortgage Corporation	84-12
3205 Knobview Drive	5300 Town & Country Blvd, # 320	142.00
Nashville, TN 37214	Frisco, TX 75034	

WARRANTY DEED

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 **James C. Matthews, an unmarried man, and Margaret Matthews, an unmarried woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Watts and wife, Bridgette Watts**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Nob Hill, of record in Book 2663, Page 31, said Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 121.03 feet on the westerly side of Knobview Drive and extends back 204.9 feet on the southerly line and 253.3 feet on the northerly line to a dead line, measuring 220.5 feet thereon.

Being the same property conveyed to Margaret Matthews and husband, James C. Matthews by deed from Margaret Dozier AKA Margaret T. Dozier, a single person, dated May 6, 1996, of record in Book 10041, Page 882, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3205 Knobview Drive, Nashville, TN 37214.**

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 30th day of April, 2007.

James C. Matthews

Margaret Matthews by attorney-in-fact Terry L. Oaks pursuant to Power of Attorney of record in Instrument No. 20060803-0095111, Register's Office for Davidson County, Tennessee.

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 **James C. Matthews**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2007.

Notary Public

My Commission Expires: 04/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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 Terry L. Oaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney in fact for Margaret W. Matthews and that she/he is authorized by Margaret W. Matthews to execute this instrument on her behalf.

Witness my hand and seal at 3326 Aspen Grove Dr., Franklin, Tennessee, this 1st day of May, 2007.

Notary Public at Large

My Commission Expires: 4/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN