THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/15/07 09:21 2 pgs
Fees:13.00 Taxes:505.05
20070515-0057873

Our File Number: 27816T
MAP/GROUP/PARCEL: 73-09-0/147.00

NEW OWNER'S NAME AND ADDRESS:
TONIA MATWIJCZUK
404 N. 16 STREET
NASHVILLE, TN 37206

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **MADGE E. GREER, A SINGLE WOMAN**, hereinafter called Grantor, does hereby transfer and convey unto, **TONIA MATWIJCZUK , A MARRIED WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Henderson Gardens, Section 1, of record in Plan Book 2900, Page 75, Register's Office for said County.

Said Lot No. 54 fronts 70.0 feet on the northeasterly margin of Upland Drive and extends back 165.0 feet on the northwesterly line and 147.5 feet on the southeasterly line to a broken line in the rear, measuring 143.8 feet thereon.

The subject property is improved property known as 2013 UPLAND DRIVE, NASHVILLE, TN 37216.

BEING the same property conveyed to John Edwin Greer and wife Madge E. Greer herein by deed of record in Book 5009, Page 178, Register's Office for DAVIDSON County, Tennessee. John Edwin Greer is now desceased and at the time of his death, was the husband of Madge E. Greer.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Madge E. Greer
MADGE E. GREER

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **MADGE E. GREER,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 30th day of April, 2007.

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $136,500.00.

Sonic Motors

AFFIANT

Sworn to and subscribed before me, this the 30th day of April, 2007.

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08