This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 09/05/07 10:24 2 pg:
Fees:13.00 Taxes:517.63

20070905-0106449

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $139,900.00.

Affiant

Subscribed and sworn before me this the 29th day of August, 2007.

Notary Public
My commission expires: 1-26-2008

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert W. Mathis 3236 Penn Meade Way Nashville, TN 37214	Franklin American Mortgage 501 Corporate Centre Drive Franklin, TN 37067	52-13B-336.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shelly R. Weaver, f/k/a Shelly R. Brown and husband, Matthew Weaver, by and through Kimberly Hawkins, their Attorney-In-Fact, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert W. Mathis and wife Katherine H. Mathis, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot 19 on the Plan of River Glen Phase 7, of record in Instrument Number 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SHELLY R. BROWN, unmarried, by Deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, dated November 24, 2004, recorded December 8, 2004, in Instrument No. 20041208-0146291, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3236 Penn Meade Way, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29th day of August, 2007.

Shelly R. Weaver f/k/a Shelly R. Brown
Shelly R. Weaver, f/k/a Shelly R. Brown
By Kimberly Hawkins, her Attorney-in-fact
by Kimberly Hawkins, her Attorney-in-fact

Matthew Weaver by Kimberly Hawkins Attorney-in-fact
Matthew Weaver
By Kimberly Hawkins, his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29TH day of AUGUST, before me, the undersigned Notary Public in and for said County and State, personally appeared KIMBERLY HAWKINS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHELLY R. WEAVER F/K/A SHELLY R. BROWN, by SPECIFIC Power of Attorney dated AUGUST 25, 2007, and who acknowledged that She executed the same as the free act and deed of SHELLY R. WEAVER F/K/A SHELLY R. BROWN.

Witness my hand and official seal this 29TH day of AUGUST, 2007.

My Commission Expires:

My Commission Expires
September 25, 2010

Notary Public

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29TH day of AUGUST, before me, the undersigned Notary Public in and for said County and State, personally appeared KIMBERLY HAWKINS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW WEAVER, by SPECIFIC Power of Attorney dated AUGUST 27, 2007, and who acknowledged that She executed the same as the free act and deed of MATTHEW WEAVER.

Witness my hand and official seal this 29TH day of AUGUST, 2007.

My Commission Expires:

My Commission Expires
September 25, 2010

Notary Public

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON