File Box 9B
First Title & Escrow Co., Inc.

File 27275

Davidson County DEEDWARR
Recvd: 12/31/07 14:03 2 pgs
Fees:13.00 Taxes:574.43

20071231-0149213

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $155,250.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2007.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

02-0712-45849

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert L. Matson	Countrywide Bank FSB	061-02-0 014.00
4503 Helmwood Drive	P.O. Box 660694	
Nashville TN 37216	Dallas, TX 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robbie W. Ashburn, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert L. Matson, unmarried, hereinafter called the Grantees, their successors 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 No. 212, on the Plan of Section 7, Gra-Mar Acres, of record in Book 2331, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herbert Wesley Ashburn and wife, Robbie W. Ashburn by deed from Marvin T. Smythia and wife, Dorothy M. Smythia, dated February 21, 1970, recorded March 3, 1970, of record in Book 4401, Page 183, Register's Office for Davidson County, Tennessee. The said Herbert Wesley Ashburn having since died on December 15, 1997, leaving Robbie W. Ashburn as the sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4503 Helmwood Drive, Nashville, TN 37216

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 28th day of December, 2007.

Robbie W. Ashburn by Linda Hopkins attorney in fact.

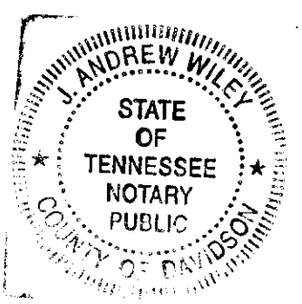
Robbie W. Ashburn
By: Linda Hopkins
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Hopkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Robbie W. Ashburn, and that she is authorized by Robbie W. Ashburn, to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 28th day of December, 2007.

State of Tennessee at Large



My Commission expires
1/23/10