THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER AND MAIL BILLS TO:	PROPERTY ADDRESS:	MAP & PARCEL NUMBER:
Christine H. Anthony Bradley Arant Rose & White LLP One Federal Place 1819 5th Avenue North Birmingham, AL 35203	MAT Real Estate LLC 10101 Linn Station Road Louisville, KY 40223	4145 Lebanon Pike Hermitage, TN	75-10-56

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation, successor by merger to **UNION PLANTERS BANK, NATIONAL ASSOCIATION**, a national banking association ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), to it paid by **MAT REAL ESTATE, LLC**, a Kentucky limited liability company ("Grantee"), does hereby grant, bargain, sell, and convey to Grantee, its successors and assigns forever, the following described property (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Union Planters Bank Hermitage of record in Instrument No. 20001115-0113385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Union Planters Bank, National Association by deed from James E. Nichols and Anna M. Nichols of record in Instrument No. 200001180005863, Register's Office for Davidson County, Tennessee.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions, encumbrances and other matters of record.

2. Ad valorem taxes for the 2008 tax year and all subsequent years.

Grantor does hereby covenant and agree that the Property is free from all encumbrances except as set forth hereinabove; and that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of said Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

The actual consideration or value whichever is greater, for this transfer is $575,000.00.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns forever.

Davidson County DEEDWARR
Recvd: 02/29/08 13:16 3 pgs
Fees:18.00 Taxes:2127.50
20080229-0020184

WITNESS MY HAND this 22 day of February, 2008.

REGIONS BANK, an Alabama banking corporation

By: _____
Its: Senior Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Emilio M. Ceelee, whose name as Senior Vice President of Regions Bank, an Alabama banking corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 22nd day of February, 2008.

[Affix Notarial Seal]

_____
Notary Public

My commission expires NOV. 2009

Kim Dunn
Bond No. 2005/823
Notary Public for the State of Alabama
Commission Expires: November 21, 2009

LIMITED WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Jefferson

The actual consideration or value whichever is greater, for this transfer is $575,000.00.

Affiant _____

Subscribed and sworn to before me this the 22nd day of February, 2008.

Kim Dunn
Bond No. 2005/823
Notary Public for the State of Alabama
Commission Expires: November 21, 2009

(Affix Seal)

Notary Public _____

My commission expires: Nov. 2009

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