This instrument prepared by:
Joseph B. Pitt, Jr.
725 Cool Springs Blvd., Ste 160
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 03/06/08 13:34 2 pgs
Fees:13.00 Taxes:2312.50
20080306-0022722

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MAT Real Estate, LLC	Owner	Map 043 07 00 Parcel 69.00
(NAME)	(NAME)	Map 043 07 00 Parcel 70.00
10101 Linn Station Road, Suite 200		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Louisville, KY 40223		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Rodwan M. El Bobbo, *has this day bargained and sold, and do hereby transfer and convey unto the said* MAT Real Estate, LLC, a Kentucky limited liability company, *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee, *as follows:*

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Archwood Acres, Section 2 as of record in Book 2331, page 12, Register's Office of Davidson County, described as follows:

BEGINNING on the easterly margin of Myatt Drive at the corner of Lots Nos. 30 and 31 with the line between said two lots eastwardly 296.62 feet; thence north 1 deg. 31' west 99.62 feet to the corner of Lots Nos. 31 and 33; thence with the line between said two lots northwestwardly 96.73 feet to the corner of Lots Nos. 31, 32 and 33 thence with the line between said Lots Nos. 31 and 32 westwardly 208' to the easterly margin of Myatt Drive; thence with the same southwardly 150 feet to the beginning.

Included within said description but expressly excluded from this conveyance is the tract or parcel of land described as follows:

BEGINNING at a point in the present Easterly right-of-way line of Myatt Drive at the Northwest corner of the Brown Lands; thence Easterly along the Northerly line of the Brown Lands, 10 feet to the new proposed Easterly right-of-way line of Myatt Drive; thence Southerly along the new proposed right-of-way line of Myatt Drive, 150 feet to a point in the Southerly property line of the Brown Lands; thence Easterly along the Southerly property line of the Brown Lands; 10 feet to Brown's Southwest corner; the same being in the present Easterly right-of-way line of Myatt Drive; thence Northerly along the present right-of-way line of Myatt Drive, 15 feet to the point of beginning and containing 1500 square feet.

Being the same property conveyed to Rodwan M. El Bobbo by quit claim deed from Richard M. Bobbo, of record in Instrument 20060622-0074474, Register of Deeds Office of Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being a portion of Lot No. 32 on the Plan of Archwood Acres Subdivision, Section 2, as of record in Plat Book 2331, page 12, Register's Office for Davidson County, Tennessee, described according to a survey made by Gaffron & Jeffers and dated October 18, 1979, as follows:

Beginning at a point in the southerly margin of Anderson Lane said point being at the common corner of Lot Number 33; thence in a westerly direction 153.83 feet to a point; thence around a curve 48.98 feet to a point; thence in a southerly direction 166.17 feet to a point said point being at the common corner of Lot Number 31; thence in an **easterly direction 198.00 feet to a point; thence in a northerly direction 206.88 feet to the point of beginning.**

Being the same property conveyed to Rodwan M. El Bobbo by quit claim deed from Richard M. Bobbo, of record in Instrument 20060622-0074473, Register of Deeds Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $625,000.00.

Affiant _____

Subscribed and sworn to before me this the 4TH day of March, 2008.

Notary Public _____

My commission expires: 1-19-10

(Affix Seal)

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JAN. 19, 2010

This is unimproved ( ) property, known as 317 Myatt Drive / 900 Anderson Lane, Madison, Tennessee
improved (X) *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 4th day of March, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

_____
Rodwan M. El Bobbo

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Belinda A. Sherwin, a Notary Public in and for said County and State, Rodwan M. El Bobbo, *the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Franklin, Tennessee, this 4th day of March, 2008.

_____
Notary Public

My Commission Expires: January 19, 2010

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JAN. 19, 2010