WARRANTY DEED

B-KW-08-2110

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda A. Rose	Countrywide Bank, FSB	
2110 19th Avenue South	(NAME) 801 Cresent Center Dr., # 510	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Franklin, TN 37067	104-12-206
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW BROTHERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA A. ROSE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH HALF OF LOT NO. 39 ON THE REVISED PLAN OF GEORGE W. BLAIR'S BELMONT HEIGHTS, OF RECORD IN BOOK 332, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID NORTH HALF OF LOT NO. 39 FRONTS 50.0 FEET ON THE EAST SIDE OF NINETEENTH AVENUE SOUTH, AND EXTENDS BACK 161.3 FEET ON THE NORTH LINE AND 161.8 FEET, MORE OR LESS, ON THE SOUTH LINE, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW BROTHERS, AN UNMARRIED MAN BY WARRANTY DEED FROM RUSSELL A. SMITH AND SPOUSE, CHRISTINE O. SMITH, RECORDED ON THE 14TH DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010814-0087412, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 56, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2110 19th Avenue South, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 03/14/08 12:32 2 pgs
Fees:13.00 Taxes:980.50
20080314-0026068

Witness my/our hand(s) this 13th day of March, 2008.

Matthew Brothers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Brothers, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Ruby Title and Escrow
2011 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903