WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $86,000.00

Affiant

Subscribed and Sworn to me, this 14th day of March, 2008.

Notary Public

My commission expires:
1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 03/18/08 13:06 2 pgs
Fees:13.00 Taxes:318.20
20080318-0027256

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Juliane Wallace 3344 Oak Trees Court Antioch, TN 37013	New Owner	MAP & PARCEL 15007042800

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lucy M. Mattingly and Judith A. Mattingly, individually as beneficiaries and as Co-Executrixes of the Estate of Charles Q. Mattingly, deceased,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Juliane Wallace***, hereinafter called the Grantee, her heirs 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. 47-B, Zone Lot Division, Lot No. 47, Lakeshore Woods, Section 2, as of record in Book 6250, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Q. Mattingly, unmarried, by deed from Janet Mattingly, unmarried, of record in Book 7222, page 534, Register's Office for Davidson County, Tennessee. The said Charles Q. Mattingly having since died 9/20/07 and Lucy M. Mattingly and Judith A. Mattingly being the beneficiaries of the Will of Charles Q. Mattingly and being appointed Co-Executrixes of the Estate in the Seventh Circuit Court at Davidson County, Tennessee, at Nashville Docket No. 07P-1838 in which the Court approved the contract for sale of real property.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6250, Page 54, said Register's Office.

Subject to restrictions of record in Book 6063, Page 351; Book 6112, page 546; Bok 6230, page 385 and Book 6250, page 54 , said Register's Office.

This is (x) improved ( ) unimproved property known as 3344 Oak Trees Court, Antioch, TN 37013.

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. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

* and Eric L. Morrow, wife and husband

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 whomsoever.

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 hands this 14th day of March, 2008.

Lucy M. Mattingly
Individually and as Co-Executrix

Judith A. Mattingly
Individually and as Co-Executrix

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lucy M. Mattingly and Judith A. Mattingly,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SAN-FRANCISCO California, this 13 day of March, 2008.

Malook Singh Saini
Notary Public

My Commission Expires: Oct. 24, 2010

MALOOK SINGH SAINI
Commission # 1700779
Notary Public - California
San Francisco County
My Comm. Expires Oct 24, 2010