THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Karen Russell
Affiant

SUBSCRIBED AND SWORN to before me this 24 day of April, 2008.

Dee Files Kennedy
Notary Public
My Commission Expires: 01-24-09

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 04/25/08 11:26 4 pgs
Fees:23.00 Taxes:906.50
20080425-0042330

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Katherine B. Crawford 114 Fairmont Place Nashville, TN 37203	Countrywide Bank, FSB 1199 North Fairfax, Ste. 500 Alexandria, VA 22314	Map/Parcel 104-6-G-14 CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BLAKE MATTHEWS, MARRIED ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto KATHERINE B. CRAWFORD, UNMARRIED ("Grantee"), her successors and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

BEING A PART OF THE PROPERTY SHOWN ON THE PLAN OF FAIRMONT SQUARE I CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGE 310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PART HEREBY DESCRIBED BEING:

UNIT NO. 114, AS SHOWN ON SAID PLAN, AND AS DESCRIBED IN MASTER DEED FOR FAIRMONT SQUARE I CONDOMINIUMS, OF

RECORD IN BOOK 6445, PAGE 612, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 6484, PAGE 111, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BLAKE MATTHEWS BY WARRANTY DEED FROM WILLIAM DIEHL, RECORDED ON THE 7TH DAY OF DECEMBER, 1988 IN BOOK 7722, PAGE 514, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Lise S. Matthews, wife of Blake Matthews, joins in this conveyance for the purpose of conveying any and all marital rights in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 6250, Page(s) 310; Book 6445, Page 641, amended in Book 6484, Page 111, amended in Book 6653, Page 895; Book 6491, Page 842, Book 7555, Page 377 and Book 7866, Page 382; Book 6445, Page 612 , as amended by instruments of record in Book 6484, Page 111 and Book 6653, Page 895, Register's Office for said County.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

GRANTOR DOES COVENANT with Grantee that he is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except the following:

1. Davidson County taxes for the year 2008.
2. Any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind himself, and his successors and representatives, to warrant and forever defend the title to said land to said Grantee, her successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 24th day of April, 2008.

GRANTOR:

BLAKE MATTHEWS

Lise S. Matthews by Blake Matthews

LISE S. MATTHEWS BY BLAKE MATTHEWS, 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, Blake Matthews, 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, at office, this 24th day of April, 2008.

Notary Public

My commission expires:

March 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 24th day of April, 2008, before me personally appeared Blake Matthews to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lise S. Matthews, as her attorney in fact, and who acknowledged that he executed the same as the free act and deed of the said Lise S. Matthews.

Witness my hand, at office, this 24th day of April, 2008.

Notary Public

My commission expires:

March 7, 2011

I, the undersigned do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Karen Russell

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

My Commission Expires: