Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/11/08 08:15 1 pgs
Fees:13.00 Taxes:496.65

20080611-0059856

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,229.00

Affiant 6/3/08

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF June, 2008.

Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC (Affix Seal) WILLIAMSON COUNTY OF

Preparer's File #-08E0364

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paul J. Matthys and Mary Kay Matthys 244 Graeme Drive Nashville, Tennessee 37214	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood,TN 37027	95-2-42

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES WATTS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PAUL J. MATTHYS AND WIFE, MARY KAY MATTHYS, 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 Lot No. 116, on the Map of Donelson Hills, of record in Book 2331, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 lies at the easterly corner of the intersection of June Drive and described as follows: BEGINNING at a point on the northwesterly margin of June Drive; thence is a northeasterly direction along said margin of June Drive, 107.6 feet to a point, then beginning of a curve, thence in a northerly direction around said curve, thence in a northerly direction around a curve, 31.15 feet to a point on the southwesterly margin of Green Drive, thence in a northwesterly direction along said margin of Greene Drive, 104.96 feet to a point; thence in a southwesterly direction 134.4 feet to a point; thence in a southeasterly direction 143.8 feet to a point, being the point of beginning.

Being the same property conveyed to Charles Watts by Warranty Deed from James Sean Sadler and Chad Farley of record in Instrument No. 200605050052585, dated 4/28/2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **244 Graeme Drive, Nashville, Tennessee 37214**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness ~~my~~/our hand(s) this 3rd day of **June, 2008**:

Charles Watts

STATE OF NEVADA

COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES WATTS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 3rd day of June, 2008.

Notary Public

My Commission Expires: 6/23/08

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAVID J. ENGLUND
No: 92-1340-1
My Appointment Expires June 23, 2008