Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 11/06/08 14:46 3 pgs
Fees:18.00 Taxes:588.30
20081106-0110642

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF OCTOBER, 2008.

Notary Public

Commission Expiration:

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-09
WILSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
DAVID MATSON 677 GRANWOOD BLVD. OLD HICKORY, TN 37138	First American Real Estate Tax Service, Inc., Attn: Escrow Reporting, Mail Code DFW 4-3 1 First American Way Westlake, TX 76262	063-160A-02500CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DEBORAH JAN McCAIN, UNMARRIED**, HEREINAFTER REFERRED TO AS THE **GRANTOR**, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID M. MATSON, UNMARRIED**, HEREINAFTER CALLED THE **GRANTEE**, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 171 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown of record in Plat Book 6900, page 550, 551 and 552 and Certificate of Correction in Book 7462, page 445 and Amendment to Change Name in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deborah Jan McCain from James A. Marlowe and wife, Etoria Wyn Marlowe, a/k/a/ Etoria Wynn Marlowe by deed dated 11/09/2000 filed for record on 11/17/2000 in Instrument Number 20001117-0114004, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 677 Granwood Blvd., Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 30th day of October, 2008.

Deborah Jan McCain

Deborah Jan McCain

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah Jan McCain**, 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 at Mount Juliet, Tennessee this 30th day of October, 2008.

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-09
WILSON COUNTY

Notary Public

Commission Expiration:

Certificate of Authenticity

I, Tracy Hobby, 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 law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.