This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address

Kelley C. Mathis
709 Carmel Avenue
Madison, TN 37115

Send Tax Bills to:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

MAP: 05202
PARCEL: 007.00
GROUP:

ATOMIC ESCROW
200904010 3
PO BOX 60888
Nashville, TN 37206

WARRANTY DEED

THIS INDENTURE, made this 20 day of April, 2009 between

Martha F. Steele

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kelley Mathis, *unmarried*

Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, Tennessee is described as follows, to-wit:

Tract One: Being the Easterly 20 feet of Lot No. 32 and the Westerly 40 feet of Lot No. 31, Block D, on the Revised map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, said part of said lots adjoin and front together 60 feet on the Northerly side of Carmel Avenue, and run back between parallel lines 145 feet to a dead line.

Tract Two: Being the Easterly 10 feet of Lot No. 31, Block D, on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Said part of Lot 31, Block D, fronts 10 feet on the North side of Carmel Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Martha F. Steele by Special Warranty Deed from Homesales, Inc. dated 8-20-2008, and being of record in Instrument Number 20080902-0089238, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

* NOT PRIMARY RESIDENCE OF GRANTOR

BILL GARRETT, Davidson County
Trans:T20090029296 DEEDWARR
Recvd: 05/04/09 13:53 2 pgs
Fees:13.00 Taxes:351.50
20090504-0040513

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2009 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Martha F. Steele 04/20/09

Martha F. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha F. Steele, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 20 day of April, 2009.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $95,000.00.

Martha F. Steele

Affiant

Sworn to and subscribed before me, this 20 day of April, 2009.

Dana Delworth

Notary Public

My Commission Expires: 11/15/2010

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
January 7, 2013