WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and Sworn to before me, this 18th day of November, 2009.

Notary Public

My commission expires: 3-4-13

BILL GARRETT, Davidson County
Trans:T20090079634 DEEDWARR
Recvd: 11/23/09 15:23 2 pgs
Fees:13.00 Taxes:333.00
20091123-0107721

PHYLLIS KEEMAN NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
James R. Jernigan 3306 Colby Drive Nashville, TN 37211	Wells Fargo Home Mortgage PO Box 11701 Newark NJ 07101-4701	13307009500

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, I, **Rebecca Leo Matthews, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **James R. Jernigan, unmarried**, hereinafter called the Grantee(s), their 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. 35 on the Plan of Parma Heights, Section II, as of record in Book 2083, page 51, and revised in Book 2083, page 71, Register's Office for said County.

Said Lot No. 35 fronts 87.23 feet on the easterly side of Colby Drive, and runs back between lines measuring 228.2 feet on the northerly line and 229.2 feet on the southerly line to a dead line in the rear, measuring 66.7 feet thereon.

Being the same property conveyed to Lent Price Matthews and wife, Rebecca Leo Matthews by deed dated 1/28/64 from Marian L. Gregory of record in Book 3677, page 381, Register's Office for Davidson County, Tennessee. The said Lent Price Matthews having since died and the property vested in Rebecca Leo Matthews by estate by the entireties.

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 2083, Page 51 and revised in Book 2083, page 71, said Register's Office.

Subject to restrictions of record in Book 2153, Page 14, said Register's Office.

This is (x) improved ( ) unimproved property known as 3306 Colby Drive, Nashville, TN 37211.

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 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 18th day of November, 2009.

Rebecca Leo Matthews

Rebecca Leo Matthews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Rebecca Leo 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of November, 2009.

Phyllis Keenan

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEENAN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY