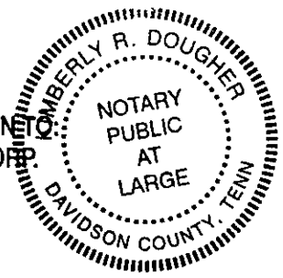
WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
R-RME-10-1074



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryon S. Anderson	Suntrust Mtg, Inc. (NAME)	
1074 General George Patton Road (ADDRESS)	P.O. Box 79041 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	142-9-D-66.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LARRY E. MATTHEWS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRYON S. ANDERSON AND JUDY B. ANDERSON, husband and wife, 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 UNIT 1074, CARPORT 1074-C, RIVER PLANTATION CONDOMINIUM APARTMENTS, SECTION SIX, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 359 AND 360, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5794, PAGE 526, AMENDED AT INSTRUMENT NOS. 20050504-0050172 AND 20080423-0041324 AND CORRECTED AT INSTRUMENT NO. 20080429-0043657, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO LARRY E. MATTHEWS AS THE SOLE HEIR AT LAW AND DEVISEE UNDER THE LAST WILL AND TESTAMENT OF DOROTHY T. MATTHEWS, ADMITTED INTO PROBATE FOR MUNIMENT OF TITLE ONLY AND AS RECORDED ON THE 6TH DAY OF MAY, 2009 IN INSTRUMENT NO. 20090506-0041843 AND WARRANTY DEED FROM HAURY & SMITH CONTRACTORS, INC. TO DOROTHY T. MATTHEWS AS RECORDED ON THE 19TH DAY OF JUNE, 1985 IN DEED BOOK 6586, PAGE 10, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) PLAT BOOK 5200, PAGE 347; INSTRUMENT NO. 20100322-0021024; PLAT BOOK 5200, PAGES 359 AND 360; INSTRUMENT NO. 20060512-0056329; INSTRUMENT NO. 20050415-0042393; BOOK 5794, PAGE 526; INSTRUMENT NO. 20050504-0050172; INSTRUMENT NO. 20080423-0041324; INSTRUMENT NO. 20080429-0043657; INSTRUMENT NO. BOOK 4861, PAGE 763; INSTRUMENT NO. 20090825-0079855; SAID REGISTER'S OFFICE; AND C) INSTRUMENTS OF RECORD IN ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1074 General George Patton Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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

BILL GARRETT, Davidson County
Trans:T20100022173 DEEDWARR
Recvd: 04/14/10 13:03 2 pgs
Fees:13.00 Taxes:584.60
20100414-0028170

Witness my/our hand(s) this 9th day of April, 2010.

Larry E. Matthews

Larry E. Matthews

STATE OF Tennessee
COUNTY OF Davidson

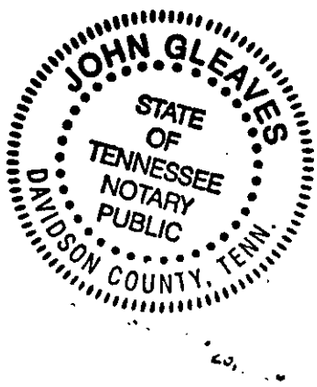
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry E. Matthews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of April, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903