Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20100037608 DEEDWARR
Recvd: 06/21/10 12:33 2 pgs
Fees: 13.00 Taxes: 584.60
20100621-0048180

06-0911-73734

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Pamela S. Matthews
Affiant

Subscribed and sworn to before me, this 18th day of June, 2010.

Notary Public
My commission expires: 1-17-

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Pamela S. Matthews	SWBC Mortgage Corporation	41-03-A-35.00CO
1328 Goodmorning Drive	9311 San Pedro, Ste. 100	
Nashville TN 37207	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy Bracey, unmarried and Tracey Houston, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Pamela S. Matthews, a single female** hereinafter called the Grantees, their successors 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. 70, on the Plan of Section One, Vantage Pointe (formerly North Forty), of record in Instrument No. 20031017-0154221, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathy Bracey and Tracey Houston, each unmarried by deed from Southern Home Builders, LLC, dated November 4, 2005, recorded November 10, 2005, of record in Instrument No. 20051110-0136393, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1328 Goodmorning Drive, Nashville, TN 37207**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of June, 2010.

Kathy Bracey

Tracey Houston

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathy Bracey and Tracey Houston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of June, 2010.

Notary Public

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires

1-17-12