Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of NOVEMBER, 2010.

Notary Public
My commission expires: ~~02/14/13~~ 9/2/2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 12/06/10 08:18 3 pgs
Fees:18.00 Taxes:684.50
20101206-0096702

03-1010-36799

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Bockman 510 Ridgeview Dr. Mt. Juliet, TN 27122	Jason Bockman 510 Ridgeview Drive Mt. Juliet, TN 37122	105-13-0-373

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, James Clifton Matlock and wife, Jim Ella Matlock, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason Bockman,* 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:

*and wife, Erica Bockman

Being a tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being the West part of Lot No. 4 and a small easterly triangular part of Lot No. 3, on the Plan of the Jacob Schmidt Lands, of record in Book 547, Page 120, Register's Office for Davidson County, Tennessee, the lines of which property were established by a Party Line Agreement between Byron V. Bean and wife, et. al., of record in Book 1944, Page 556, said Register's Office and described according to a copy of a survey thereof made by Hal A. Swann, Jr., Surveyor, December 1, 1962.

Beginning at a point in the south margin of Waldkirch Avenue 207 feet east of the east margin of 10th Avenue South at what was formerly Coe's easterly corner and which point is the common corner of Lots Nos. 3 and 4 of said Plan; thence leaving the line between said lots, southerly from Waldkirch Avenue, with an angle to the right of 92°, a distance of 74 feet to a point, being an iron pin in a fence line and continuing south 5° 30' East 114 feet to the north margin of an alley at the original corner of Lots Nos. 3 and 4; thence with the line of said alley, easterly 50 feet to a point; thence north 5° 30' west 114 feet to a point; thence northerly so as to constitute an angle of 92° with Waldkirch Avenue a distance of 74 feet to a point in the south margin of Waldkirch Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to James Clifton Matlock and wife, Jim Ella Matlock by deed from Arthur B. Ketterer and wife, Dorothy M. Ketterer, dated July 13, 1964, recorded July 22, 1964, in Book 3793, Page 100, 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 923 Waldkirch Avenue, Nashville, TN 37204

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 22nd day of November, 2010.

James Clifton Matlock

Jim Ella Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 22nd day of November, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, 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.

Attorney or Custodian

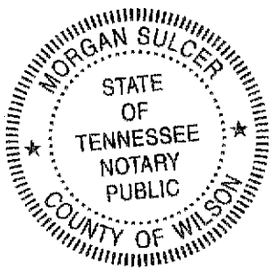
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013