This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4163-034
N01200143

STATE OF Tennessee)
COUNTY OF Williamson)
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Grantee or Agent of Grantee

Subscribed and sworn to before me this 28 day of March, 2012.

Notary Public
My Commission Expires: 9-27-2015
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mary Wester P.O. Box 50804 Nashville, TN 37205	New Owners	130 15 0 032.00

BILL GARRETT, Davidson County
Trans:T20120022842 DEEDWARRSP
Recvd: 03/29/12 11:42 2 pgs
Fees:13.00 Taxes:1572.50
20120329-0026736

SPECIAL WARRANTY DEED
(Corporation)

United Western Bank fka Matrix Capital, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Mary Wester, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being part of Lot No. 32 and all of Lot No. 33 of Block A on an unrecorded subdivision of Tyne Meade, Section No. 2, described together according to a survey made by T.R. Sanford, Surveyor, February 3, 1958, as follows:

Beginning on the Northerly margin of Tyne Road or Boulevard, at the Southwest corner of the property conveyed to John (S.) Wade, Jr. by deed from Nashville Trust Company, Administrator, of record in Book 1286, Page (693), Registers Office for said County, being the corner of Lots Nos. 33 and 34, thence with the line between said two lots, Northeastwardly 314.6 feet to a point in the Southern line of Lot No. 1 of Block D on the map of Tyne Meade, Section 3, as of record in Book 1424, Page 12, 13 and 14, said Registers Office; thence with said line. Northwestwardly 128 feet to the Southeast corner of Lot No. 31 on said unrecorded subdivision; thence with the line between Lot Nos. 31 and 32, Westwardly (48) feet to the Northeast corner of the property conveyed to John J. Brady and wife, by deed from John F. Rouse and wife, of record in Book 1732, Page 153, said Registers Office; thence with Bradys Easterly line, Southwestwardly (138) feet to a point in the line between Lot Nos. 32 and 33, thence with the line between said two lots, Southwestwardly 140 feet to the Northerly margin of said Tyne Road or Boulevard; thence with same, Southeastwardly 148 feet to the beginning.

Note: due to the legibility of the Warranty Deed of record in Book 11484, Page 491, Registers Office for Davidson County, Tennessee, from which this legal description was taken, we were unable to determine if the letters or calls in parenthesis are correct.

Being the same property conveyed to United Western Bank fka Matrix Capital by trustee's deed filed February 21, 2012 as Instrument No. 201202210014560 in the Register's Office of Davidson County.

Commonly known as: 2904 Tyne Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 21st day of MARCH 2012.

United Western Bank fka Matrix Capital

BY: R C Reimer

SIGN HERE

IT: Vice President & Assistant Sec.

Certificate of Acknowledgment

State of COLORADO

)ss.

County of DENVER

Personally appeared before me, the undersigned Notary Public, RICHARD C. REIMER, 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, and who further acknowledged that such person is the VICE PRESIDENT* of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 21st day of MARCH 2012.

Julie B. Freed-Fowles

Notary Public

My commission expires:

07/26/2014

(Seal)

JULIE B. FREED-FOWLES NOTARY PUBLIC STATE OF COLORADO

My Commission Expires JULY 26, 2014

* and Assistant Secretary