THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19243	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $262,450.00 Affiant Subscribed and sworn to before me, this 26th day of July, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. RICHARD K. HUNTER	HOMEBANC MORTGAGE CORP.	MAP 131-3
1716 Warfield Drive	P.O. BOX 105750	PARCEL 163
Nashville, Tennessee 37215	ATLANTA, GA 30348-5750	FB#16DA26575

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JULIE A. KORNMAN, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD K. HUNTER AND WIFE, KRISTI W. HUNTER, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1716 Warfield Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2002.

JULIE A. KORNMAN

Davidson County DEEDWARR
Recvd: 07/29/02 10:59 2pgs
Fees:13.00 Taxes:971.07

20020729-0090439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE A. KORNMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2002.

My Commission Expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Neil Hunt Subdivision, as of record in Plat Book 974, page 19, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Julie A. Kornman by deed from Gene Lynch and Cornelius Patrick Lynch, Co-Conservators for Helen L. Collier, of record in Book 7350, page 824, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1129, page 321, Book 6104, page 64; (3) Easements of record in Book 4211, page 160; and (4) All matters appearing on the Plan of record in Plat Book 974, page 19, said Register's Office.