This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

FILE BOX 45

ADDRESS NEW OWNER:
Stephen D. Fullington
605 Cottonwood
Nashville, TN 37214

SEND TAX BILL TO:
Home Financial Group, LLC
3 Maryland Farms 155
Brentwood, TN 37027

MORTGAGEE:
Home Financial Group, LLC
3 Maryland Farms 155
Brentwood, TN 37027

MAP **096**
GROUP **10-0**
PARCEL **057.00**

Davidson County DEEDWARR
Recvd: 09/10/02 13:43 2pgs
Fees:13.00 Taxes:283.05
20020910-0109827

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Peggy Baker** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Stephen Douglas Fullington, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 109 on the Plan of CloverHill, Section II, as of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Peggy Baker by deed from dated March 15, 2002, of record in Instrument no. 20020320-0034580, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2133, page 46, said Register's Office.

4. The policy(s) to be issued in connection with this Commitment shall not provide any insurance as to the exact acreage or quantity of land contained in the insured tract.

5. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

6. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This property was used by Grantor for investment purposes only, not marital property.

This is improved property known as 605 Cottonwood Drive, Nashville, Tennessee 37214.

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", his heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 the 6th day of September, 2002.

Peggy Baker

Peggy Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Peggy Baker**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2002.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires
September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $76,500.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of September, 2002.

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/29/05