FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matt Sears	Aliant Bank	Map 64
1712 Stone Hollow Court	200 Aliant Prkw	Group 16-O-D
Hermitage, TN 37076	Alexander City, AL 35010	Parcel 50-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

H. Eric Baumgartner and wife, Jennifer B. Baumgartner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Matt Sears, a/k/a Matthew Parker Sears and wife, Angelina Diane Sears

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 223, on the Plan of Section One, Truxton Park, of record in Instrument 20001026-0106272, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to H. Eric Baumgartner and Jennifer B. Baumgartner, husband and wife, by deed from Beazer Homes Corp. dba Phillips Builders, of record in Instrument 20010503-0045262, said Register's Office, dated April 26, 2001.

This conveyance is subject to Restrictive Covenants of record in Instrument #'s 20001011-0100896, 20001030-0107559, 20010522-0052910, 20020123-0009419, 20020506-0055597, and 20020718-0086907, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001026-0106272, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1712 Stone Hollow Court, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of August, 2005.

H. Eric Baumgartner By: , Attorney-in-Fact

Jennifer B. Baumgartner
By: H. Eric Baumgartner, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 08/29/05 12:09 2 pgs
Fees:13.00 Taxes:517.63

20050829-0103086

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, H. Eric Baumgartner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Jennifer B. Baumgartner, the within named bargainor and that he/she executed the foregoing instrument for the purposes therein contained as his/her Attorney in Fact as the free act and deed of the within named Jennifer B. Baumgartner, as such .

Witness my hand and official seal at Nashville, Tennessee, the 25th day of August, 2006.

My Commission Expires: 01/24/09

Notary Public

