WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/05 14:51 2 pgs
Fees:13.00 Taxes:506.90

20050927-0116103

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Melissa Woodward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of September, 2005

Notary Public: [signature]

MY COMMISSION EXPIRES: 3/17/07
(AFFIX SEAL)

LISA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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:
Meghann Bennett	HomeQuest Capital Funding, LLC	Map 147
542 Whispering Hills Dr.	30000 Mill Creek Ave., Suite 400	Group 15
Nashville, TN 37211	Alpharetta, GA 30022	Parcel 75

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

Charles L. Warden and wife, Kimberly Ann Warden a/k/a Kimberly M. Warden

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Meghann Bennett, unmarried and Christopher Porter, unmarried
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. 120, on the Plan of Whispering Hills, Section 1, of record in Book 2331, Page 84, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Warden and wife, Kimberly Ann Warden, by deed from Gailon Robert Noble, an unmarried person, of record in Book 8375, Page 690, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2481, Page 499, said Register's Office.

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 Plat Book 2331, Page 84, said Register's Office.

Power of Attorney of record in Instrument 20050927-0116102, said Register's Office.

Kimberly M. Warden and Kimberly Ann Warden being one in the same person.

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 542 Whispering Hills Dr., Nashville, TN 37211

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 19th day of September, 2005.

Charles L. Warden

Kimberly Ann Warden a/k/a Kimberly M. Warden
By: Charles L. Warden, Attorney-in-Fact

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 Charles L. Warden ~~Warden~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2005.

My Commission Expires: 1/24/09

Notary Public

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

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, Charles L. Warden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kimberly Ann Warden a/k/a Kimberly M. Warden as her Attorney in Fact as the free act and deed of the within named Kimberly Ann Warden a/k/a Kimberly M. Warden.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2005.

My Commission Expires: 1/24/09

Notary Public

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