THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 329,283.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2005. Notary Public MY COMMISSION EXPIRES: 1-16-07 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik M. Bakich	SunTrust Mortgage, Inc.	MAP 128-16-B
448 Summit Oaks Drive	201 4th Ave. North, 7th Floor	PARCEL 31 ω
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Southern Home Builders, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik M. Bakich and Kathleen E. Toulomelis**

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:

Land in Davidson County, Tennessee, being Lot number 31 on the Plan of Summit Oaks, Phase Two, a Planned Unit Development, of record as instrument 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Southern Home Builders, LLC by deed of record as instrument number 20050~~231~~-0030~~458~~, said Register's Office.
112 00#641

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **448 Summit Oaks Drive, Nashville, TN 37221.**

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 hand( ) this the 18th day of November, 2005.

Susan Toombs, Authorized Agent
Southern Home Builders, LLC

Davidson County DEEDWARR
Recvd: 12/09/05 14:37 2 pgs
Fees:13.00 Taxes:1218.35

20051209-0148450

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, JAMES A. WAECHTER, a Notary Public within and for the State and County aforesaid, personally appeared SUSAN TOOMBS and _____ with whom I am personally acquainted and who upon (~~their several~~ his oath) acknowledged (~~themselves~~ himself) to be the Authorized Agent and _____ respectively of the SOUTHERN HOME BUILDERS, LLC the within named bargainor, a ~~corporation~~ LLC, and that (~~he~~ they) as such AUTHORIZED AGENT and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC by the said SUSAN TOOMBS as such Authorized Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on AMES A. WAECHTER day of NOVEMBER, 2005

My commission expires 1-26-07 _____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public

My commission expires:

_____