THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0511066 Record and Return to: Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Laura Mitchell Affiant Subscribed and sworn to before me this 12th day of December, 2005. Carol A. Clawson Notary Public My commission expires: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Peter Sternberg 7708 Poplar Ridge Dr. Nashville, TN 37221	NEW OWNER	MAP 141-6A PARCEL 29.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Byron E. Morton and wife, Jeneen M. Preciose,** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Peter Sternberg*** (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

* AN UNMARRIED MAN

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Revised Section One, Poplar Ridge, of record in Plat Book 7900, Page 206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Byron E. Morton and Jeneen M. Preciose, husband and wife, by deed dated January 29, 2003, from Anthony James Parsons and wife, Wendy Loudene Parsons of record in Instrument No. 200304010042650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Plat Book 7900, page 206, Register's Office of Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, and Restrictions of record in Book 8113, page 105, Register's Office of Davidson County, Tennessee.
3. By-Laws of record in Book 8113, page 116, Register's Office of Davidson County, Tennessee.
4. Conveyance of Open Space of record in Book 9081, page 74, Register's Office of Davidson County, Tennessee.
5. Charter of record in Book 8232, page 501, Register's Office of Davidson County, Tennessee.

This is improved property known as: 7708 Poplar Ridge Dr., Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 12/14/05 11:45 2 pgs
Fees:13.00 Taxes:684.50
20051214-0150122

WITNESS THE EXECUTION HEREOF this 12th day of December, 2005.

Byron E. Morton

Jeneen M. Preciose

STATE OF TENNESSEE

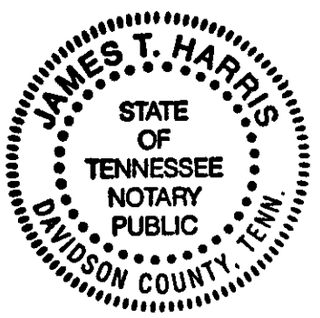
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Byron E. Morton and Jeneen M. Preciose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 12th day of December 2005.

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009