(1)

MAP 128-10-0-A; PARCEL 022.00CO

This Instrument Was Prepared By:

YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
same as new owner

Davidson County DEEDWARR
Recvd: 03/30/06 14:33 2 pgs
Fees:13.00 Taxes:1475.93
20060330-0036260

New Owner:

ROSS D. BROWNER, et ux.
7900 Indian Springs Drive
Nashville, TN 37221

Mortgagee:

SouthStar Funding, LLC
400 Northridge Road, Suite 1000
Atlanta, GA 30350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTORS, SCOTT FOWLKES and wife, SHERRI FOWLKES,, have bargained and sold and by these presents do transfer and convey unto ROSS D. BROWNER AND WIFE, SHAYLA SIMPSON BROWNER, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

LAND in Davidson County, Tennessee, being Lot No. 56, on the Plan of Section One Pine Forest, as shown on plat of record in Book 9700, pages 712-713, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott Fowlkes and wife, Sherri Fowlkes by Warranty Deed of Beazer Homes Corp. d/b/a Phillip Builders of record at Instrument No. 20000717-0070240, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to matters shown on the P.U.D. Boundary & Subdivision Plat for Pine Forest of record in Book 9700, page 476, Register's Office of Davidson County, Tennessee.

2) Subject to matters shown on the plan of Section One Pine Forest of record in Book 9700, pages 712-713, Register's Office of Davidson County, Tennessee.

3) Declaration of Restrictive Covenants for Pine Forest of record in Book 11072, page 248, Register's Office of Davidson County, Tennessee; as supplemented in Book 11515, page 987, said Register's Office.

4) Charter of Pine Forest Homeowners Association, Inc. of record in Book 11092, page 155, Register's Office of Davidson County, Tennessee.

5) 2006 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 27th day of March, 2006.

SCOTT FOWLKES

SHERRI FOWLKES

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, SCOTT FOWLKES and wife, SHERRI FOWLKES, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 2006.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4-16-2006

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Ninety Eight Thousand Nine Hundred and no/100 Dollars ($398,900.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of March, 2006.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4-16-2006

F:\WORK\DATA\F\FOWLKESTOBROWNE\SCLOSE.WPD