WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

G-KW-06-0301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

Davidson County DEEDWARR
Recvd: 07/12/06 09:17 2 pgs
Fees:13.00 Taxes:1019.35

20060712-0083572

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Fosnot	SunTrust Mortgage Inc.	
320 Old Hickory Boulevard, Unit 301 (ADDRESS)	901 Semmes Avenue (ADDRESS)	128-12A-16.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM H. FARMER AND RACHEL FARMER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW R. FOSNOT AND WIFE, JENNIFER N. FOSNOT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 16, BUILDING 3, SECTION III, PHASE IA, EAGLE RIDGE AT THE RESERVE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20011011-0110875, AS SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT NO. 2 TO THE MASTER DEED, OF RECORD IN INSTRUMENT NO. 20020304-0026998, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM H. FARMER BY WARRANTY DEED FROM KENNETH L. ELLZY, AN UNMARRIED MAN AND RENA C. ELLZY, A MARRIED WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, RECORDED ON THE 9TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040609-0068445, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WILLIAM H. FARMER IS MARRIED. HIS WIFE, RACHEL FARMER JOINS IN THE CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN INSTRUMENT NUMBERS 200110110110875, AM 200203130031651, 200203130031652, 200203130031653, 200203130031654, 200203130031656, 200204170047840, 200205240063777, 200205240063778, MASTER DEED 200205270063779, MASTER DEED 200205240063780, INSTRUMENT NUMBER 200205300065658, 200301080003688, 200301080003689, 200301080003690, 200301080003691, 200301080003692, 200301080003693, 200301080003694, 200301080003695, 200301080003696, 200301080003697, 200301080003698, 200301080003699, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 320 Old Hickory Boulevard, Unit 301, Nashville, Tennessee 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 10th day of July, 2006.

William H. Farmer

Rachel Farmer

STATE OF Tennessee
COUNTY OF Davidson

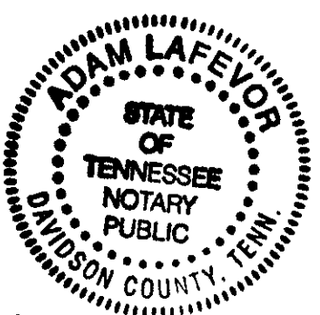
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Farmer and Rachel Farmer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2009

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903