This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $279,000.00.

Affiant

Subscribed and sworn before me this the 7th day of September, 2006.

Notary Public
My commission expires: 7-24-2011

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 09/11/06 11:28 2 pgs
Fees:13.00 Taxes:1032.30
20060911-0112060

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John K. Kirkland 116 Sterling Oaks Court Brentwood, TN 37027	Synovus Mortgage Corp. 2204 Lakeshore Drive, Suite 325 Birmingham, AL 35209	172-5-B/46

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter Stockmaster and wife, Jill Stockmaster, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John K. Kirkland and wife, Sarah H. Kirkland, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled Phase 1, Sterling Oaks, of record in Plat Book 8250, page(s) 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WALTER STOCKMASTER AND WIFE, JILL STOCKMASTER, by deed from PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, of record in Book 11749, page 777, dated November 12, 1999, said Register's Office.

Subject to:

General or special taxes and assessments required to be paid in the year 2006 and subsequent years.

Davidson County taxes for 2006, a lien, but not yet due and payable.

Davidson County taxes for 2005, Map-Par. 172-5B-46 CO, $ 2,662.75 Paid.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10951, page 547, and Book 11514, page 959, said Register's Office.

Matters shown on the Plan of record in Book 8250, page (s) 998, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 116 Sterling Oaks Court, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of September, 2006.

Walter Stockmaster

Jill Stockmaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter Stockmaster and Jill Stockmaster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2006.

My commission expires:
3-28-2010

Notary Public

