Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $313,500.00

Affiant

Subscribed and sworn to before me, this 16th day of October 2006.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 10/26/06 11:47 2 pg:
Fees:13.00 Taxes:1159.95
20061026-0132871

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald T. Sloan	Synovus Mortgage Corp	155-070A03.00CO
7157 Forrest Oaks Drive	2204 Lakeshore Dr., Suite 325	
Nashville, TN 37221	Birmingham, AL 35209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rashella A. Masters**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Donald T. Sloan and wife Kimberly T. Sloan**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 16, on the Plan of Revision 1 to final plat of the Poplar Creek Estates, Phase III, Section A, as shown on plat of record in Plat Book 9700, page 122 which amends the plan of record in Plat Book 7900, page 696 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rashella A. Masters in Instrument 20040601-0063916 recorded 6/1/2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real estate taxes for the year 2007 and subsequent years. RE: Tax Parcel No.155-7-A/3.3CO 2) All matters shown on Plat recorded in Book 7900, page 696 and amended in Book 9700, page 122. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6474, page 346, amended in Book 6486, page 587; Book 6662, page 433; Book 6987, page 966; Book 7270, page 648; Book 6804, page 536; Book 7964, page 33, Restated Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, and in any allied instrument(s) referred to in said restrictions. 4) By-Laws of Poplar Creek Homeowner's Association of record in Book 7120, page 125, all of record in the Register's office in Davidson County, Tennessee.

This property is improved property known as 7157 Forrest 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of October 2006.

Rashella A. Masters

Rashella A. Masters
per Smalley att'y in fact

Acknowledgment for Person Signing Under Power of Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On October 11, 2006, before me personally appeared, Jane Smalley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rashella A. Masters, and who acknowledged that he executed the same as the free act and deed of Rashella A. Masters.

Witness my hand, at office, this 16th day of October 2006.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My commission expires: 6-27-09

FILE NO: TN2006100281