WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,880.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

P-SHB-06-0544

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1890 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Briona Richardson	New South Federal Savings Bank	
544 Pippin Drive, Unit 107	(NAME) P.O. Box 202028	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Florence, SC 29502-2028	163-2B-66.00 CO
(CITY) (STATE) (ZIP)	(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 SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIONA RICHARDSON AND HUSBAND, SAMUEL RICHARDSON, JR., 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 No. 107, on the Plan of First Amendment, Berkeley Hall, Phase Five-Section One of Hickory Highlands, P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050725-0086047 and Instrument No. 20050725-0086048 and amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

(a) Being part of the same property conveyed to Burns, DeSelms and Howell, Inc., a Tennessee corporation by deed (DEEDWARR) from J. E. Stevenson, Trustee of record in Instrument No. 200403030024318 on 02/26/2004 and filed for record on 03/03/2004 , Register's Office for said County.
(b) Being part of the same property conveyed to BDH, LLC by deed (DEEDQC) from Burns, DeSelms and Howell, Inc., a Tennessee corporation of record in Instrument No. 200409020106176 on 08/09/2004 and filed for record on 09/02/2004 , Register's Office for said County.
(c) Being part of the same property conveyed to Latting Road Partners, LLC, a Tennessee limited liability company by deed (DEEDWARR) from BDH LLC of record in Instrument No. 200503290033136 on 03/22/2005 and filed for record on 03/29/2005 , Register's Office for said County.
(d) Being part of the same property conveyed to Southern Home Builders, LLC, a Tennessee limited liability company by deed (DEEDWARR) from Latting Road Partners, LLC, a Tennessee limited liability company of record in Instrument No. 200507250086049 on 07/18/2005 and filed for record on 07/25/2005 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 544 PIPPIN Drive Unit 107, Antioch, Tennessee 37013
(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.

Davidson County DEEDWARR
Recvd: 12/29/06 13:55 2 pgs
Fees:13.00 Taxes:587.86
20061229-0160904

Witness my/our hand(s) this 20th day of December, 2006.

Southern Home Builders, LLC, a Tennessee limited liability company

BY Susan Toombs
Authorized Agent Susan Toombs

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 20th day of December, 2006, before me personally appeared Susan Toombs, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Southern Home Builders, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agen executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of December, 2006.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959