Send Tax Statements To:
OWNER

This Instrument Prepared By:
William P. Nelms, Attorney
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129

Name and Address of New Owner:
Peter O. Obiefuna
1055 Capital Funds Dr.
Nashville, TN 37217

Map and Parcel
135-10-0.D-039.00

Davidson County DEEDWARR
Recvd: 02/07/07 11:38 2 pgs
Fees:13.00 Taxes:502.91
20070207-0016034

**WARRANTY DEED**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **STONES RIVER HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the GRANTOR, has this day bargained and sold and do hereby transfer and convey unto **PETER O. OBIEFUNA, AN UNMARRIED MAN** hereinafter called the GRANTEE, his heirs and assigns, forever, that certain parcel of real estate located in the State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 39, Villas at Ransom Park, according to plan of Master Deed appearing of record in Instrument Number 20051025-0128829, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING part of the same property conveyed to Stones River Homes, Inc, a Tennessee corporation by Warranty Deed from General Construction Company, Inc., a Tennessee corporation, dated December 2, 2005, appearing of record in Instrument Number 20051208-0147645, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Master Deed and By-Laws contained in Instrument Number 20051025-0128829 and Instrument Number 20061002-0121910; Charter of HOA of record in Instrument Number 20051025-0128823; Sanitary Sewer/Storm Drainage Easement of record in Instrument Number 20001213-0122751; to any and all matters shown on said plan of Master Deed appearing of record in Instrument Number 20051025-0128829; all of said Register's Office.

This is improved property known as 1055 Capital Funds Ct. Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee, and Grantor further covenants and binds itself, its successors and assigns to forever warrant and defend the title to the said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 31st day of January 2007.

**Stones River Homes, Inc., a Tennessee corporation**

**BY:** _____

**Mandy R. Baird, Authorized Signator**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Mandy R. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the Authorized Signator of Stones River Homes, Inc., a Tennessee Corporation, and that as such Authorized Signator, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Authorized Signator, by virtue of instrument appearing of record in Instrument Number 20061213015362 9 of the Register's Office of Davidson County, Tennessee.

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WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 31st day of January, 2007.

AUDRA D. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 8-16-08

_____
NOTARY PUBLIC
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,921.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and subscribed before me this 31st day of January, 2007.

_____
NOTARY PUBLIC
My Commission Expires: _____

AUDRA D. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 8-16-08

**Mail After Recording To:**
**StoneCrest Title & Escrow Co., LLC**
**2650 Memorial Blvd., Ste A**
**Murfreesboro, TN 37129**