(1)

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $336,900.00.

Alisa T Neill
AFFIANT

Subscribed and sworn to before me this 2nd day of February, 2007.

D A Childress
Notary Public

My Commission Expires:
2/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/26/07 14:21 3 pgs
Fees:18.00 Taxes:1246.53
20070226-0023705

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Cory A. Hawthorne, et ux 7221 Holt Run Drive Nashville, TN 37211	Cartus Home Loans 3000 Leadenhall Rd Mt. Laurel, NJ 08054	Map 180-2A Parcel 37.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ray A. Neill and Alisa T. Neill, husband and wife** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Cory A. Hawthorne and wife, Colleen I. Hawthorne** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 65, on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to Ray A. Neill and Alisa T. Neill, husband and wife, by deed from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20050201-0011631, Register's Office for Davidson County, Tennessee.

This is improved property known as 7221 Holt Run Drive, Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2007, a lien, but not yet due and payable, which have been prorated the payment of which is assumed by the Grantees;

2. Plan of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee;

3. Declaration of Covenants, Conditions and Restrictions of record in Book 10324, Page 365, and as amended in Instrument No. 20010719-0076875, and made applicable to The Ridge at Stone Creek in Instrument No. 20020722-0987705, Register's Office for Davidson County, Tennessee;

4. By-Laws of record in Book 10324, Page 405, Register's Office for Davidson County, Tennessee;

5. Easement of record in Book 10716, Page 596, Register's Office for Davidson County, Tennessee;

6. Easement of record in Instrument No. 20020528-0064318, Register's Office for Davidson County, Tennessee; and.

7. Subject to Homeowner's Association Dues.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs, successors and assigns, forever; and GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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 our hands this 22 day of February, 2007.

Ray A. Neill

Alisa T. Neill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **Ray A. Neill** and **Alisa T. Neill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of February, 2007.

Notary Public

My Commission Expires: 7/21/07

DAVID A. CHILDRESS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN