Send Tax Statements To:
SunTrust Mortgage, Inc.
201 4th Avenue North, 7th Floor
Nashville, TN 37219

Name and Address of New Owners:
Sean K. Stonecipher
4321 Cather Court
Nashville, TN 37214

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

Map and Parcel:
62-02-0B-214.00

Davidson County DEEDWARR
Recvd: 03/02/07 15:20 2 pgs
Fees:13.00 Taxes:675.25
20070302-0026202

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, we, the undersigned, **ERIC HAMILTON AND WIFE, DEANNA HAMILTON**, hereinafter called the GRANTORS, have this day bargained and sold and do hereby transfer and convey unto **STACEY C. STONECIPHER AND SEAN K, STONECIPHER, WIFE AND HUSBAND,** hereinafter called the GRANTEE, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 158, Final Plat, Cluster Lot Development, Abbington Park, Phase One-Section Five, according to plat appearing of record in Instrument Number 20060113-0005368, 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 the same property conveyed to Eric Hamilton, by Warranty Deed from Beazer Homes Corp, dated September 29, 2006, appearing of record in Instrument Number 20061004-0122816, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants contained in instrument of record in Instrument Number 2001402-0031520; to any and all matters shown on said plat of record in Instrument Number 20060113-0005368, Easement to Metro in Book 8377, page 820; Easement to Metro for Stormwater Detention of record in Instrument Number 20030508-00611633 and in Instrument Number 20030109-0004246; Warranty Deed of flowage to USA of record in Book 2242, page 513; Transmission Line Easement to USA of record in Book 1163, page 341; 20' Right of Way Easement of record in Book 1198, page 525; Charter of Homeowner's Association of record in Instrument Number 20030303-0027405; Quit Claim Deed for Common Areas of record in Instrument Number 20060202-0012845; Declarations of Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075; Instrument Number 20040401-0036605; Instrument Number 20040518-0058461 and in Instrument Number 20060202-0012846; By-Laws of record in Instrument Number 20030303-0027406, of said Register's Office.

This is unimproved property known as **4621 Cather Court; Nashville, TN 37214**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantees, his heirs and assigns, forever; and Grantors covenant with the said Grantees that they are 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 Grantors further covenant and bind themselves, their heirs and assigns to forever warrant and defend the title to the said real estate to the Grantee, his 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.

WITNESS OUR HANDS, this 28th day of February, 2007

ERIC HAMILTON BY HIS ATT'Y, IN FACT — DEANNA HAMILTON BY HER ATTORNEY IN FACT

Eric Hamilton by his attorney in fact, Don Adcock — Deanna Hamilton by her attorney in fact, Don Adcock

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 28th day of February, 2007, before me personally appeared Don Adcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact of Eric Hamilton, and is authorized by her, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 20070302-0026200

Witness my hand and official seal this 28th day of February, 2007.

Mandy R. Baird

Notary Public

My Commission Expires: 7/29/07

Mandy R. Baird STATE OF TENNESSEE NOTARY PUBLIC Williamson County

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 28th day of February, 2007, before me personally appeared Don Adcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact of Deanna Hamilton, and is authorized by her, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 20070302-0026201

Witness my hand and official seal this 28th day of February, 2007.

Mandy R. Baird

Notary Public

My Commission Expires: 7/29/07

Mandy R. Baird STATE OF TENNESSEE NOTARY PUBLIC Williamson County

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $182,500.00 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 28th day of February, 2007.

LEE SAVAGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3.31.07

My Commission Expires MAR. 31, 2007