Please Return to:

(2)

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

Davidson County DEEDWARR
Recvd: 04/16/07 09:55 2 pg
Fees:13.00 Taxes:780.33

20070416-0045071

State of Tennessee
County of Williamson File# 700104

The actual consideration or value whichever is greater is $210,900.00

Subscribed and sworn before me this the 12th day of April, 2007.

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

700104

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Joseph Vanoy and wife, Sarah Vanoy
7441 Riverland Drive
Nashville, TN 37221

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Suite 120
Nashville, TN 37204

Map 126-16-A, Parcel 627CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Corinthian Custom Homes, Inc.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Joseph Vanoy and wife, Sarah Vanoy

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 382 on the Final Plat of Riverwalk, Phase 4C, of record in Instrument No. 20060328-0035052, Register's Office of Davidson County, Tennessee which is hereby referenced for a more complete and accurate legal description.

Being all of the same property conveyed to Corinthian Custom Homes, Inc. a Tennessee Corporation from Riverwalk Development Partners, Inc. a Tennessee Corporation by deed dated 8/31/06 of record Instrument No. 20060901-0108325 Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 7441 Riverland Drive, Nashville, TN, 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 12th day of April, 2007.

Corinthian Custom Homes, Inc.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 12th day of April, 2007.

My commission expires:_____

Jennifer Marie Crowell
Notary Public

JENNIFER MARIE CROWELL
STATE OF TENNESEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010