WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/07 12:45 2 pgs
Fees:13.00 Taxes:510.60

20070522-0060972

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2007

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

LAURI A. BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe M. Nuckoles	SunTrust Mortgage, Inc.	Map 122.01-0A Parcel 232.00 CO
(NAME) 14 FAWN CREEK PASS	(NAME) 201 4th Avenue North/7th Floor	
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert H. Kornmann Jr. and wife, Jean A. Kornmann, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe M. Nuckoles, an unmarried person HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 7 on the plan of Woodland Point, Phase III of record in Instrument No. 200001011-0101044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert H. Kornmann, Jr., and wife, Jean A. Kornmann by warranty deed of Centex Homes, a Nevada General Partnership of record in Instrument #20020410-0044252, conveyance dated March 27, 2002, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2007 Metropolitan Davidson County Taxes a lien against said property but are not yet due and payable. Map 122-1A Parcel 232.00CO Declarations of covenants, conditions and restrictions with By-Laws recorded as Exhibit B of record in Instrument #200010110101044, Register's Office of Davidson County, Tennessee. Easement to Metropolitan Government of Nashville & Davidson County, of record in Book 8332, page 982, Register's Office of Davidson County, Tennessee. Landscape Agreement of record in Instrument #200006120058346, Register's Office of Davidson County, Tennessee. Stormwater detention agreement of record in Instrument #200306110080534, Register's Office of Davidson County, Tennessee.

This property, known as 14 Fawn Creek Pass, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 14th DAY OF MAY, 2007.

Robert H. Kornmann, Jr.

Jean A. Kornmann by Robert H. Kornmann, Jr. her Attorney –in-Fact

Jean A Kornmann By Robert H Kornmann Jr her Attorney-In-Fact

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Robert H. Kornmann, Jr., the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2007.

Kendra Savage

Notary Public My Commission Expires: 6-28-08

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert H. Kornmann, Jr., Attorney-in-Fact, for Jean A. Kornmann, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jean A. Kornmann, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument #20070522-0060971 Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 14th day of May, 2007.

Kendra Savage

Notary Public My Commission Expires: 6-28-08

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN