PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(__gj__) Title No: 48604
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/18/07 11:05 2 pgs
Fees:13.00 Taxes:751.10
20070618-0072483

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Daniel Tunks Nicole Michele Tunks 3617 Crossbrooke Drive Nashville, Tennessee 37221	FHHLC 1555 W. Walnut Hill Lane Suite 200 Irving, TX 75038

TAX MAP-PARCEL NUMBERS: 141060CO1800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$203,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Josh Summers and spouse, Kristen Summers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Daniel Tunks and spouse, Nicole Michele Tunks** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Riverbridge Community, Phase 1A of record in Doc. No. 200302130019997 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Josh Summers and wife, Kristen Summers by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation of record in Doc. No. 20031009-0149754, Register's Office for Davidson County, Tennessee and re-recorded in Doc. No. 20031110-0164178, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200302130019997, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030205-0016044, amended in Doc.No. 20030303-0027396 and By Laws in Doc. No. 20030218-0020999, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3617 Crossbrooke Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2007.

Josh Summers

Kristen Summers

State of TENNESSEE
County of DAVIDSON

On this 15th day of June, 2007 , before me the undersigned authority, personally appeared Josh Summers and Kristen Summers , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $203,000.00

Affiant

Sworn and subscribed before me this the 15th day of June, 2007

My Commission Expires: 11/22/10

Notary Public

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY