THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26679-05-2007** **Record & Return To:** **Gibson, Gregory & Gwyn PLLC** **201 4th Avenue North, Suite 1900** **Nashville, TN 37219**	The actual consideration or value, whichever is greater, for this transfer is: $567,500.00. Affiant Subscribed and sworn to before me this 29th day of June, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/29/07 16:05 2 pgs
Fees:13.00 Taxes:2099.75
20070629-0078205

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew Carnes, Catherine Carnes 118 Alton Road Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 305110 Nashville, TN 37230-5110	Map and Parcel No.: 129080129.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Faber and wife, Robin J. Faber**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Carnes and wife, Catherine Carnes** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 118 Alton Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2007.

John E. Faber

Robin J. Faber

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John E. Faber and Robin J. Faber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2007.

Notary Public

My Commission Expires: 7/19/08

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 Block "D" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks A, B, C and D, as of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John E. Faber and wife, Robin J. Faber by Warranty Deed dated July 12, 2001 from Steven N. Stewart and wife, Cheryl M. Stewart of record in Instrument No. 20010716-0075127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.