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THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
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Davidson County DEEDWARR
Recvd: 07/25/07 15:43 2 pgs
Fees:13.00 Taxes:1467.05
20070725-0088542

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***396,500.00.

Affiant

Subscribed and sworn to before me this 24th day of July, 2007.

Notary Public

My Commission Expires: 9/21/09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Benjamin Goldberg 4405 Park Avenue Nashville, Tennessee 37209	HomeBanc Mortgage Corporation 5775-B Glenridge Drive, #525 Atlanta, GA 30328	MAP 091-16-0 PARCEL 038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Six Thousand Five Hundred and 00/100 Dollars ($***396,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Dawn Eagle-Cowhard, married, (fka Dawn Eagle), (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Benjamin Goldberg, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 306 of Block 13 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Dawn Eagle, unmarried, by deed dated July 22, 2004, from William Dobbs and wife, Laurie Dobbs, of record as Instrument No. 20040802-0092349 in the Register's Office for Davidson County, Tennessee; the said Dawn Eagle having since married Patrick Cowhard and is now known as Dawn Eagle-Cowhard.

Patrick Cowhard, spouse of Dawn Eagle-Cowhard, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 4405 Park Avenue, Nashville, Tennessee 37209

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on Block 13 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of July, 2007.

Dawn Eagle-Cowhard

Patrick Cowhard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn Eagle-Cowhard and Patrick Cowhard, the bargainors, 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 and official seal this 24th day of July, 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY