AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/17/07 11:27 3 pg:
Fees:18.00 Taxes:650.83

20071017-0123121

This Instrument Was Prepared By:
Michael J. Philbin, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215
615-320-3262

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel:**
Charles G. Hamilton Beverly L. Hamilton 101 Trellis Way Goodlettsville, TN 37072	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	**33-3-B-37CO**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Buck Model Investments, LLC, a Delaware limited liability company**, (collectively referred to as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles G. Hamilton and Beverly L. Hamilton, husband and wife** (the "Grantee"), its successors and assigns, a tract or parcel of land located in **Davidson** County, Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 80 on the plan of Dry Creek Farms, Section 2 of record in Instrument No. 20040421-0045040, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Buck Model Investments, LLC, a Delaware limited liability company by deed from Beazer Homes Corp., a Tennessee Corporation of record din Instrument No: 20060203-0014055, Register's Office for Davidson County, Tennessee.

This is improved property known as **101 Trellis Way, Goodlettsville, TN 37072** (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple and has a good right to convey it, subject to those matters set forth on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to Property against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

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 this 9th day of October, 2007.

Buck Model Investments, LLC

By: Julie C. Riley, Assistant Vice President of GMAC Model Home Finance, LLC, pursuant to Limited Power of Attorney

STATE OF Virginia
COUNTY OF Henrico

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Julie C. Riley with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the designated agent and Attorney in Fact for Buck Model Investments, LLC, the within named bargainor, and that he/she as such designated agent and Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/ herself as its designated agent and Attorney in Fact.

Witness my hand and official seal this 9th day of October, 2007.

Commission expires: 09/30/09

Notary Public

SHERRY A HALL
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMM. EXP. 9-30-09
REG. NUMBER 201278

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,900.00.

Beverly L. Hamilton
Affiant

Subscribed and sworn to before me this 12 day of October, 2007.

Notary Public
My Commission Expires: 02/14/2009

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 2008 and subsequent years, a lien, but are not yet due and payable. (M&P 33-3-B-37CO)

2. Subject to restrictions of record in Instrument No: 20031001-0145053 and Instrument No: 20040921-0113624.

3. Charter of the Homeowner's Association of record in Instrument No: 20041005-019646.

4. The Plan of Record in Instrument No: 20040421-0045040 said Register's Office, shows an owner's certificate, a 25 foot minimum setback line from Trellis Way and 20 foot from the rear line and a 20 foot easement for public utility and drainage purposes along the front lines of said lot.

5. Said Plan also shows a landscape and Entry Feature Easement across the southwesterly corner of said lot.