State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$179,990.00.**

Affiant

Subscribed and sworn before me this the 2nd day of June, 2008.

Davidson County DEEDWARR
Recvd: 06/12/08 15:06 3 pgs
Fees:18.00 Taxes:665.96
20080612-0060842

Notary Public My Commission Expires: 3-20-10

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
LaVergne, TN 37086

Address of New Owner
James A. Mitchell, Jr.
213 Sundown Drive
Cane Ridge, Tennessee 37013

Improved Property known as:
213 Sundown Drive
Cane Ridge, TN 37013

Send Tax Bills to:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78230

Map 182-1-A, Parcel 15

For and in consideration of the sum of Ten Dollars, Cash in hand paid by hereinafter named Grantor(s), and good and valuable consideration, the receipt of which is hereby acknowledged,

LAKE FOREST HOMES, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JAMES A. MITCHELL, JR. AND APRIL L. MITCHELL, HUSBAND AND WIFE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Being Lot No. 15 on the Plan of Section One of Phase One, Sunset Hills, as shown by plat of record in Instrument No. 20070607-0068102, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Lake Forest Homes, Inc. by Warranty Deed dated December 12, 2007, from SAF Properties a Tennessee General Partnership of record in Instrument No. 20071214-0143853, Register's Office for said County.

Subject to all matters of record in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5894, page 186 and Instrument No. 20070605-0067129; Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument No. 20070605-0067128; Storm Water Detention Agreement of record in Instrument No. 20060406-0039475; Right of Way easement to United Telephone Company of record in Instrument No. 20071109-0132386; Quitclaim for Open Space to Sunset Hills Homeowners Association, Inc. as shown of record in Instrument No. 20080211-001364, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 2nd **day of** June, **2008.**

Lake Forest Homes, Inc.
By Tomer Minuskin, Vice President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Tomer Minuskin,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Lake Forest Homes, Inc.** for the purpose therein contained, and who further acknowledge him/her self to be the **Vice President** and being authorized by the board of directors and/or principals to execute this document on behalf of **Lake Forest Homes, Inc.**

Witness my hand and official seal this 2nd day of June, **2008.**

My Commission Expires:
3-2010

Notary Public

AMANDA HANELINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

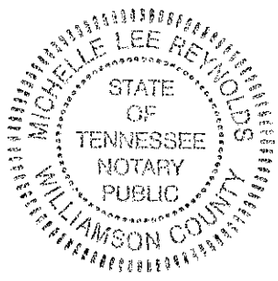
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L Reynolds, a notary public for this county and state Christopher R Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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