WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of June, 2008, 2007, by and between **JOSEPH W. DAVIS, III AND BOBBIE DAVIS, HUSBAND AND WIFE,** party of the first part, and Meagan Hallmark & Matthew Hallmark, husband and wife, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 62, SECTION FOUR, HAMPTON HALL, as shown on plat of record in Plat Book 11700, Page 2 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20050613-0067058, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 11700, Page 2 and PUD Boundary in Plat Book 9700, Page 216; Covenants, Conditions and Restrictions in Declaration of Restrictive Covenants in Book 10278, Page 257, supplemented in Book 10301, Page 184, amended in Book 10444, Page 460 and Book 10640, Page 947, supplemented in Book 10956, Page 520 and Book 11372, Page 852; Charter of Beazer Homes Corp. in Book 9922, Page 901; Quit Claim Deed for open space to Hampton Hall Homeowners Association, Inc. in Book 10420, Page 359 and Book 11577, Page 620; Corporate Resolution in Book 10079, Page 172; Stormwater Detention Agreement in Book 10584, Page 114 and Book 11367, Page 156; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 06/16/08 15:57 3 pgs
Fees:18.00 Taxes:608.10

20080616-0062052

JOSEPH W. DAVIS, III

BOBBIE DAVIS

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, JOSEPH W. DAVIS, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 27th day of September, 2007.

Sandra Ezell
Notary Public

SANDRA EZELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
MY COMMISSION EXPIRES:
January 23, 2010

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, BOBBIE DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 27th day of September, 2007.

Sandra Ezell
Notary Public

SANDRA EZELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
MY COMMISSION EXPIRES:
January 23, 2010

STATE OF Tennessee

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 164,350.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janice Collins
Affiant

Subscribed and sworn to before me this the 5th day of June, 2008, ~~2007~~.

Peggy Nance Williams
Notary Public

My commission expires:
9-16-2009

PEGGY NANCE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

5656 Chestnutwood Trail
Hermitage, TN 37076

MAIL TAX NOTICES TO:

~~New Owner~~
Countrywide Bank
3011 Armory Dr. #120
Nashville, TN 37204

NAME AND ADDRESS OF PROPERTY OWNERS:

Meagan Hallmark
Matthew Hallmark
5656 Chestnutwood Trail
Hermitage, TN 37076

TAX PARCEL NO.: 098050A09500CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027