Send Tax Statements To:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

This Instrument Prepared By:
Cope, Hudson, Scarlett, Reed &
McCreary, PLLC
StoneCrest Title & Escrow Co., LLC
2140 N. Thompson Lane, Ste. 201
Murfreesboro, TN 37129

Name and Address of New Owner:
Dwight D. Bonifacius
9166 Sydney Lane
Brentwood, TN 37027

Map and Parcel
135-10-D-46 CO

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/08 10:01 2 pgs
Fees:13.00 Taxes:392.20
20080708-0070039

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **STONES RIVER HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the GRANTOR, has this day bargained and sold and do hereby transfer and convey unto **DWIGHT D. BONIFACIUS AND KAREN L. BONIFACIUS, HUSBAND AND WIFE,** hereinafter called the GRANTEE, her heirs and assigns, forever, that certain parcel of real estate in Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Unit No. 46 Villas at Ransom Park (A Horizontal Property Regime), according to plat appearing of record in Master Deed in Instrument No. 20051025-0128829 and amended in Instrument Number 20061002-0121910, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Stones River Homes, Inc., a Tennessee corporation, by Warranty Deed from General Construction Company, Inc., a Tennessee corporation, dated 12/2/05, appearing of record in Instrument No. 20051208-0147645, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Master Deed and By-Laws of record in Instrument No. 20051025-0128829, amended and restated in Instrument No. 20061002-0121910, Instrument No. 20080314-0026053 and Instrument No. 20080502-0044959; Charter of HOA in Instrument No. 20051025-0128823; Sanitary Sewer/Storm Drainage in Instrument No. 20001213-0122751 and Stormwater Detention Agreement in Instrument No. 20010206-0011474, Instrument No. 20010206-011474 and Instrument No. 20010724-0078014; to any and all matters shown on said plat of record in Master Deed in Instrument No. 20051025-0128829 amended in Instrument Number 20061002-0121910; of said Register's Office.

This is improved property known as 1026 Capital Funds Ct.; Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2008 real property taxes which have been prorated between the parties and are assumed by the Grantee, and Grantor further covenants and binds itself, its successors and assigns to forever warrant and defend the title to the said real estate to the Grantee, her 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, the undersigned has executed this instrument on this 27th day of June, 2008.

Stones River Homes, Inc., a Tennessee corporation

BY: _____

Mandy R. Baird, Authorized Signator

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Mandy R. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the Authorized Signator of Stones River Homes, Inc., a Tennessee Corporation, and that as such Authorized Signator, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Authorized Signator, by virtue of instrument appearing of record in Instrument Number 20061213-0153628, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 27th day of June, 2008.

Taree L. Russell STATE OF TENNESSEE NOTARY PUBLIC Rutherford County, TN

_____
NOTARY PUBLIC
My Commission Expires: 2/24/09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $106,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and subscribed before me this 27th day of June, 2008.

_____
NOTARY PUBLIC
My Commission Expires: 2/24/09

Taree L. Russell STATE OF TENNESSEE NOTARY PUBLIC Rutherford County, TN

Mail After Recording To:
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2140 N. Thompson Lane, Ste. 201
Murfreesboro, TN 37129