THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***370,000.00.

James D. Stefansic
Affiant

Subscribed and sworn to before me this 27 day of April, 2009.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090027812 DEEDWARR
Recvd: 04/28/09 13:32 2 pgs
Fees:13.00 Taxes:1369.00
20090428-0038321

ADDRESS OF NEW OWNER

Kenneth F. Hinman
2609 Belcourt Avenue
Nashville, TN 37212

SEND TAX BILLS TO

Suntrust Mortgage
P.O. Box 79041
Baltimore, MD 21279-0041

MAP & PARCEL NOS.

MAP 104-07-0
PARCEL 296.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Thousand and 00/100 Dollars ($***370,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, James D. Stefansic and wife, Candace F. Stefansic, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Kenneth F. Hinman, _____, (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 the west 2.2 feet of Lot No. 29 and all of Lot No. 28 on the Plan of Rich Re-subdivision of Lots 17, 18, 19, 33, 34 and 35 and Original Lots No. 20 thru 32 inclusive and Lots 36 thru 48 inclusive, in Marshall & Stokes Subdivision, of record in Plat Book 547, page 172, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 28 and part of Lot No. 29 adjoin and front together 52.2 feet on the southerly side of Belcourt Avenue and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to James D. Stefansic and wife, Candace F. Stefansic by Warranty Deed dated July 3, 2001, from Alden K. Haun and wife, Ashley M. Haun, of record as Instrument No. 20010706-0072268 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2609 Belcourt Avenue, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 the Plan of Rich Re-subdivision of Lots 17, 18, 19, 33, 34 and 35 and Original Lots No. 20 thru 32 inclusive and Lots 36 thru 48 inclusive, in Marshall & Stokes Subdivision, of record in Plat Book 547, page 172, in the 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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 27 day of April, 2009.

James D. Stefansic

Candace F. Stefansic

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 James D. Stefansic and Candace F. Stefansic, 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 27 day of April, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY