THIS INSTRUMENT PREPARED BY: **Equitable Title & Escrow, LLC** **7287 Carothers Road** **Nolensville, TN 37135** **Record & Return To:** **Elite Title, LLC** **109 Westpark Drive, Suite 350** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $183,000.00. Affiant Subscribed and sworn to before me this 2nd day of June, 2009. Notary Public My Commission Expires: 9-26-09

TAHIRA J. BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

WARRANTY DEED

Address New Owner: Eran E. Bodin 1842 Grace Point Lane Nolensville, TN 37135	**Send Tax Bills To:** SunTrust Mortgage 1001 Semmes Ave Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 188-10-0-A-041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Capstone Homebuilders Group, LLC**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eran E. Bodin*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

*An unmarried Person

This is improved property located at 1842 Grace Point Lane, Nolensville, TN 37135,

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 2nd day of June, 2009.

Capstone Homebuilders Group, LLC

BY: _____

Don E. Scurlock, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Don E. Scurlock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of Capstone Homebuilders Group, LLC the within named bargainor, a corporation, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Capstone Homebuilder Group, LLC by himself as such Chief Manager.

Witness my hand, at office, this 2nd day of June, 2009.

_____

Notary Public

My Commission Expires:

EMBER DUNN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

BILL GARRETT, Davidson County
Trans: T20090039915 DEEDWARR
Recvd: 06/16/09 09:48 2 pgs
Fees: 13.00 Taxes: 677.10

20090616-0055786

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61, as of record in Instrument No. 20070807-0093924, Register's Office for County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Capstone Homebuilders Group, LLC, by deed dated 8/21/2007 from Wood Ridge Development, Inc., a Tennessee corporation, of record in Instrument No. 20070824-0101504, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. County taxes for the year 2009 which have been prorated by the parties and assumed by the Grantee.
2. Charter of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee.
4. Easement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee.
6. Sanitary Sewer Easement of record in Instrument No. 20070703-0079178, Register's Office for Davidson County, Tennessee.