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 $***102,500.00.

Affiant

Subscribed and sworn to before me this 19th day of March, 2010.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20100019401 DEEDWARR
Recvd: 04/05/10 11:06 2 pgs
Fees:13.00 Taxes:379.25
20100405-0024901

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Kevin Hicks
4424 S. Trace Boulevard
Old Hickory, Tennessee 37138

SEND TAX BILLS TO

W.R. Starkey Mtg. LLP
5055 W. Park Blvd #300
Plano, TX 75093

MAP & PARCEL NOS.

MAP 064-09-0A
PARCEL 032.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Two Thousand Five Hundred and 00/100 Dollars ($***102,500.00) cash in hand paid, the receipt of which is hereby acknowledged, Barry Construction Co., a Tennessee corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Kevin Hicks and Vivian Hicks, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit 4424 of Southfork Condominiums Phase Two, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, page 839, said Register's Office, as amended and made applicable to Phase Two by First Amendment to Master Deed of record in Book 6994, page 447, and further amended in Instrument No. 20020327-0037726, said Register's Office. Said unit being depicted on the Plan of Southfork Condominiums Phase Two, as attached as Exhibit "B" to the aforementioned First Amendment to Master Deed, and also being a part of the property shown on the Plan of Southfork Section Two, of record in Plat Book 6250, page 386, said Register's Office, all to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Barry Construction Co., a Tennessee corporation, by Quitclaim Instrument of Correction dated October 25, 1999, from Barry Zeitlin and wife, Linda P. Zeitlin, of record in Book 11719, page 747, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4424 S. Trace Boulevard, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has 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 the Grantees herein.

2. Matters, if any, shown on the Plan of Southfork, Section Two, of record in Book 6250, page 386, and all matters shown on the Plan attached as Exhibit "B" to the First Amendment to Master Deed of record in Book 6994, page 447, as amended in Instrument No. 20020327-0037726 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.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 I have hereunto set my hand on this the 19th day of March, 2010, as the duly authorized officer of the corporate party herein.

BARRY CONSTRUCTION CO.

By: _____
Barry Zeitlin

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Barry Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Barry Construction, Co., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal this 19th day of March, 2010.

_____
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY