WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $212,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 8, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY
Title Resources, LLC, 200 Seaboard Lane, G-104, Franklin, TN 37067
File # 11-03905 SOUTH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Eric S. South and Leslie C. South	~~same~~ Suntrust Mtg	155080B06000CO
6116 S. Riverbend Drive	P.O. Box 79041	
Nashville, TN 37221	Baltimore, MD	21279-0041

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROLYN M. GUNTER, AND ~~WIFE,~~ husband ROBERT C. GUNTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ERIC S. SOUTH , AND WIFE, LESLIE C. SOUTH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6116 S. Riverbend Drive, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee 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, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 29th day of April, 2011.

Carolyn M. Gunter

Carolyn M. Gunter

Robert C. Gunter

Robert C. Gunter

STATE OF South Carolina
COUNTY OF Laurens

BILL GARRETT, Davidson County
Trans:T20110026405 DEEDWARR
Recvd: 05/04/11 11:18 2 pgs
Fees:13.00 Taxes:787.73
20110504-0034172

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CAROLYN M. GUNTER AND ROBERT C. GUNTER, the bargainor(s), 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 at Greenville, South Carolina this 27th day of April, 2011.

Notary Public Eve Cooper

My Commission Expires:

My Commission Expires November 21, 2017

EVE COOPER NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES NOV. 21, 2017

11-03905 SOUTH

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 60, PLAN OF PHASE I OF SOUTH COLONY AT RIVERBEND, as shown on plat of record in Plat Book 6900, Page 271, 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 Carolyn M. Gunter and husband Robert C. Gunter by Deed from Giovanni Barbero and wife Irma Barbero, recorded on the 28th day of May, 1996 in Book 10061, Page 584, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF PHASE I OF SOUTH COLONY AT RIVERBEND, as recorded in Plat Book 6900, Page(s) 271, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Book 7199, Page 119 as amended in Book 9792, Page 20 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, Conditions and Restrictions as set forth in Instrument recorded in Book 6474, Page 354 as amended in Book 6486, Page 588, Book 5349, Page 921 and Book 5896, Page 257 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Terms and provisions of by-Laws of The South Colony at River Bend Homeowners' Association recorded in Book 7199, Page 135 as amended in Book 7781, Page 645 and Book 9792, Page 24.

g. Easement recorded in Book 6613, Page 536.

h. Deed of Conveyance as to open space recorded in Book 7781, Page 637.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.