BOX #14A
G#14991-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/02 09:52 2pgs
Fees:13.00 Taxes:510.60

20020410-0043985

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Donna E. Westphall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE
(AFFIX SEAL) MAY 30 2004 DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
DONNA E. WESTPHALL	HOMECOMINGS FINANCIAL NETWORK, INC.	MAP 087-05-0-A
(NAME)	(NAME)	
5809 Avalon Court	6525 Morrison Blvd, Ste 333	PARCEL 091.00co
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Charlotte, NC 28211	FB #04D-93933
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRIAN A. VOORHES and wife, SHARON M. VOORHES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNA E. WESTPHALL and husband, JOHN A. WESTPHALL

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:

LAND in Davidson County, Tennessee, being Lot No. 119 on the Plan of Farmingham Woods, Phase II, Section 2, a Planned Unit Development, as of record in Book 7900, Page 424, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brian A. Voorhes, a married person, by Deed dated July 30, 1999, from Donald B. Morgan, II, and wife, Suzanne R. Morgan, of record in Book 11601, Page 369, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8238, Page 176, and as annexed in Book 8702, Page 528, and as supplemented in Book 8423, Page 784, and re-recorded in Book 8424, Page 426, and as amended in Book 8447, Page 635, all of record in said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

SHARON M. Voorhes, spouse of the above named Brian A. Voorhes, joins in this conveyance for the purpose of releasing any and all rights she may have in and

CONTINUED

unimproved ( )
This is improved (X) property, known as 5809 Avalon Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. 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 s this 5th day of April, 2002

BRIAN A. VOORHES
By: Brian A. Voorhes
Sharon M. Voorhes, Attorney-in-fact

Sharon M. Voorhes, Attorney-in-fact
SHARON M. VOORHES

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 SHARON M. VOORHES

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2002.

Commission expires May 30, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of April, 2002, before me personally appeared SHARON M. VOORHES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIAN A. VOORHES and acknowledged that she executed the same as the free act and deed of said BRIAN A. VOORHES.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: May 30, 2004

Notary Public

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30 2004 DAVIDSON COUNTY TN

LEGAL DESCRIPTION CONTINUATION

to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Brian A. Voorhes pursuant to a Power of Attorney executed by him on the 25th day of March, 2002, and being filed for record simultaneously herewith, under Instrument No. 20020410-0043984, Register's Office for Davidson County, Tennessee.