Davidson County DEEDWARR
Recvd: 09/11/02 12:32 2pgs
Fees:13.00 Taxes:1180.30

20020911-0110684

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $319,000.00

Nora A. Ehlert
Affiant

Subscribed and sworn to before me, this the 20th day of August, 2002.

Shauna Daniels
Notary Public

My commission expires My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ken J. Woods	Homecomings Financial	**104-16-397**
1510 Beechwood Avenue	6525 Morrison Blvd, Ste. 333	
Nashville, TN 37212	Charlotte, NC 28211	

FOR AND IN 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 ACKNOWLEDGE, WE,

Joseph Donnelly, a single person and Dustin Timmons and wife Stacie Timmons

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

Ken J. Woods, unmarried

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 the westerly half of Lot No. 88, on the Plan of Belmont Land Company's property called Bellmont Heights, of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot 88 fronts 50 feet on the northerly margin of Beechwood Avenue and extends back parallel lines of 188 feet to an alley, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Joseph Donnelly and Dustin Timmons by deed from Pledged Property III, LLC of record in Instrument Number 200205080057009, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2002 which have been prorated and payment thereof, by acceptance of this conveyance is expressly assumed by the Grantees; All matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is improved (X) Unimproved (____) property, known as **1510 Beechwood Avenue, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 20th day of August, 2002.

Joseph Donnelly, by ~~Gregory S. Perrone as Attorney-in-Fact~~ G.P.

Dustin Timmons

Stacie Timmons, by Dustin Timmons as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Donnelly and Dustin Timmons, 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 Brentwood, Tennessee on this 20 day of **August, 2002.**

Notary Public

My Commission Expires: 3-25-03

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Dustin Timmons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Stacie Timmons**, the within named bargainor(s) and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Stacie Timmons** the within named bargainor(s) by the said **Dustin Timmons** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 20th day of August, 2002.

My Commission Expires SEP. 25, 2004
My Commission Expires:_____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid,personally appeared Gregory S. Perrone with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Joseph Donnelly, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Joseph Donnelly the within named bargainor(s) by the said Gregory S. Perrone as such Attorney-in-Fact.

Witness my hand and official seat at ~~office~~ in Brentwood, Tennessee on this the 20 day of August, 2002.

My Commission Expires: 3-29-03

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003