WARRANTY DEED

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF December 20 03
Notary Public
MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Brown (NAME)	Homecomings Financial (NAME)	MAP 080-12-0
1478 Snell Blvd. (ADDRESS)	2101 Rexford Rd. Ste 1168 W (ADDRESS)	PARCEL 44
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Charlotte NC 28211 (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, Brenda N. Ramsey

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

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. 355 on the Plan of Bordeaux Hills, Section Two, as of record in Book 3600, Page 7, Register's Office for said County.

Said Lot No. 355 fronts 60 feet on the southwesterly margin of Snell Boulevard and extends back 175.12 feet on the northwesterly line and 184.54 feet on the southeasterly line to a dead line in the rear measuring 60.7 feet thereon.

BEING the same property conveyed to Brenda N. Ramsey, unmarried, by deed from Fuston E. Wright and wife, Alice I. Wright, of record in Book 7986, Page 879, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3537, Page 105, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3600, Page 7, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1478 Snell Blvd., Nashville, TN 37218
(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 my hand this 11th day of December, 20 03

Brenda N. Ramsey
Brenda N. Ramsey

Davidson County DEEDWARR
Recvd: 12/16/03 10:08 2pgs
Fees:13.00 Taxes:266.40

20031216-0179445

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda N. Ramsey

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 Dallas, Texas, ~~Tennessee~~, this 11th day of December 2003.

Commission expires 04-25-2006

JOHN C CHAPMAN
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-25-2006

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(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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 corporation, 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 _____ 20_____.

My commission expires _____

_____
Notary Public