WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 111,500.00/

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF NOVEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00476CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Amy D. Hopkins	Homecomings Financial Network, Inc.	MAP:160-14-D
5772 Stone Brook Drive	2101 Rexford, Suite 168W	Parcel:37.00CO
Brentwood, TN 37027	Charlotte, NC 28211	

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,

PHIL BARNETT AND WIFE, KRISTIE BARNETT

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

AMY D. HOPKINS

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 5772 Stone Brook Drive, Brentwood, TN 37027

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, except for the security interest held by Grantee; 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 hands hand on the 9th day of November, 2004.

Phil Barnett

Kristie Barnett by Phil Barnett attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 9th day of November, 2004, before me personally appeared Phil Barnett 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 Phil Barnett and Kristie Barnett and acknowledged that he executed the same as the free act and deed of said Phil Barnett and Kristie Barnett.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

Davidson County DEEDWARR
Recvd: 11/16/04 08:25 2pgs
Fees:13.00 Taxes:412.55

20041116-0137147

EXHIBIT A - LEGAL DESCRIPTION

Unit No. S772, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments and co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, Page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, Page 70.

Being the same property conveyed to Phil Barnett and wife, Kristie Barnett by Warranty Deed dated 9/29/2004, from James Buford Howell of record in Instrument No. 20041004-0118991, Register's Office for Davidson County, Tennessee, said Register's Office..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Phil Barnett and Kristie Barnett pursuant to a power of attorney executed by the same on the 11/02/2004, and being filed for in Instrument #20041116-0137146, Register's Office for Davidson County, Tennessee.