JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

G-CD-05-146

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janelle A. Simmons	Homecomings Financial Network,	
146 Woodmont Boulevard (ADDRESS)	2101 Rexford, Suite 168W (NAME) (ADDRESS)	116-3-124
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MANDY WOODS-MCNEIL AND HUSBAND, JOHN MCNEIL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANELLE A. SIMMONS AND HUSBAND, SCOT C. SIMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE-HALF OF LOT 101 ON THE PLAN OF KENNER MANNOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT, AS OF RECORD IN BOOK 421, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 101 FRONTS 50 FEET ON THE EASTERLY SIDE OF WOODMONT BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES, 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MANDY WOODS-MCNEIL AND HUSBAND, JOHN MCNEIL BY WARRANTY DEED FROM FRANCES J. SMITH, UNMARRIED, RECORDED ON THE 21ST DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030321-0037781, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record including those of record in Book 421, page 100; and Book 3944, page 57, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 146 Woodmont Boulevard, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of October, 2005.

Mandy Woods-McNeil

John McNeil

Davidson County DEEDWARR
Recvd: 10/19/05 13:19 2 pgs
Fees:13.00 Taxes:2035.00

20051019-0126114

STATE OF Tennessee
COUNTY OF Davidson

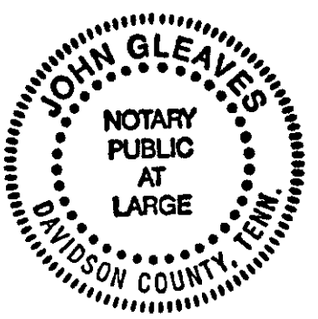
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mandy Woods-McNeil and John McNeil, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903