WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nova Lemire	Homecomings Financial	Map 75
4250 Sweden Drive	2101 Rexford Rd., Ste. 168W	Group 6
Hermitage, TN 37076	Charlotte, NC 28211	Parcel 25

FOR AND IN 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

Grace Thompson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nova Lemire and Chris Baysinger, both unmarried, as joint tenant with right of survivorship
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. 266 on the Plan of Hermitage Estates, Section II, of record in Plat Book 3700, Page 23, Register's Office for said County.

Said Lot No. 266 fronts 90 feet on the westerly margin of Sweden Drive and extends back 134.77 feet on the southerly line and 134.74 feet on the northerly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Grace Thompson by deed from Linda Ann Simmons, Executrix for the Estate of Marilyn J. Welker, of record in Instrument 20040819-0100550, said Register's Office. Also being the same property conveyed to Marilyn J. Welker by Quitclaim Deed from Ross L. Welker, of record in Instrument 2001116-0125919, Register's Office for said County. The said Marilyn J. Welker now being deceased. Linda Ann Simmons executed the instrument of record in Instrument 20040819-0100550 as Executrix of the Estate of Marilyn J. Welker pursuant to the authority granted by will of the decedent of record in Probate Court of Davidson County, Tennessee, in file No. 04P-1016.

This conveyance is subject to Restrictions of record in Book 3924, Page 25, and Book 3952, Page 881, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 23, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4250 Sweden Drive, Hermitage, TN 37076

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 15th day of December, 2005.

Grace Thompson

Davidson County DEEDWARR
Recvd: 12/19/05 13:36 2 pgs
Fees:13.00 Taxes:521.70

20051219-0151995

STATE OF Washington
COUNTY OF Whatcom

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grace Thompson, unmarried, 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 Everson, Washington, this 15th day of December, 2005.

My Commission Expires: 3-30-08

Mary Compton
Notary Public

