WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-IFC-06-3015

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Marlin Brown, Jr.	Homecomings Financial	
3015 Baby Ruth Lane (ADDRESS)	2101 Rexford Road, Suite 168W (NAME) (ADDRESS)	163-12A-8.00 CO
Antioch, Tennessee 37013 (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 MIRIAM E. GREY AND JOHN J. GREY, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY MARLIN BROWN, JR. AND WIFE, TIFFANY BROWN, 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 Unit Number 8, on the First Revision of Baby Ruth Townhomes, a horizontal property regime, Section 2, as shown by Corrected Plat of record in Instrument Number 20020425-0051149, Register's Office of Davidson County, to which plan reference is hereby made for a more complete legal description. Original Plat of record as 20000830-00085634 shows property being described as Unit Number 6, parcel 6.

Being the same property conveyed to Miriam E. Grey, a single person, and John J. Grey, a single person, by Warranty Deed from York Construction, LLC, dated September 29, 2000 and filed of record as Instrument No. 20001004-0098532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 03/21/06 10:47 2 pgs
Fees:13.00 Taxes:419.95

20060321-0032227

unimproved ( )
This is improved (X) property, known as 3015 Baby Ruth Lane, Antioch, Tennessee 37013
(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 15th day of March, 2006.

Miriam E. Grey

John J. Grey by Miriam E. Grey
Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of March, 2006, before me personally appeared Miriam E. Grey unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of March, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of March, 2006, before me personally appeared Miriam E. Grey 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 John J. Grey, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said John J. Grey, unmarried.

Witness my hand and official seal, this the 15th day of March, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959