Davidson County DEEDWARR
Recvd: 08/07/06 11:00 3 pgs
Fees:18.00 Taxes:676.73
20060807-0096337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 2006

Notary Public

MY COMMISSION EXPIRES: 3-11-09
(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex A. England, Sr. (NAME)	Homecomings Financial Network (NAME)	MAP 73-3
2821 McGavock Pike (ADDRESS)	2101 Rexford, Ste 250W (ADDRESS)	PARCEL 4
Nashville, TN 37214 (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, Craig L. Mowery and Gregory M. Hawthorne, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rex A. England, Sr. and wife, Hope M. England

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:

TRACT ONE:

LAND in Davidson County, Tennessee, being Lot No. 167, on the Resubdivision of Sutherland Heights, Section 4, Lots 167 and 168, of record in Plat Book 5190, Page 531, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

TRACT TWO:

LAND in Davidson County, Tennessee, being the northerly 5 feet of Lot No. 59 on the Plan of Sutherland Heights, Section 2, as shown on plat of record in Plat Book 2663, Page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEGINNING at a point on the easterly margin of McGavock Pike, the same being the common front corner of Lot No. 167, Section 4, Sutherland Heights, of record in Plat Book 2854, Page 43, and Lot No. 59, Section 2, of record in Plat Book 2663, page 58, said Register's Office; thence with the dividing line of the aforesaid Lots, North 68 degrees, 51 minutes East, 160 feet to the

CONTINUED

unimproved ( )
This is improved (X) property, known as 2821 McGavock Pike, Nashville, TN 37214
(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 our hand s this 2nd day of August, 2006

Craig L. Mowery

Gregory M. Hawthorne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig L. Mowery and Gregory M. Hawthorne, both unmarried

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of August 2006.

Commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 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 _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

common rear corner of said lots; thence south 34 degrees 26 minutes West, 5.24 feet, said call running along the common line between Lots 59 and 60, Section 2, Sutherland Heights aforementioned; thence severing Lot No. 59, along a line located 5 feet south of and parallel to the common dividing line between Lots No. 167 and 59, aforesaid, a distance of 161.18 feet to a point on the east margin of McGavock Pike; thence with the margin of same, North 21 degrees 09 minutes West 5 feet to the point of beginning.

BEING the same property conveyed to Craig L. Mowery and Gregory M. Hawthorne, as joint tenants with right of survivorship by Warranty Deed from Joe Donald West a/k/a Joe D. West and wife, Nancy Elice West a/k/a Nancy West of record by Instrument No. 20010522005268, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.