FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2006.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/25/06 11:11 2 pgs
Fees:13.00 Taxes:786.25
20060925-0118371

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:
Angel M. Carvajal	Homecomings Financial Network Inc.	Map 183
800 Morningwood Pl.	2101 Rexford, Suite 250W	Group 5-0-A
Antioch, TN 37013	~~Charlotte, NC 28211~~	~~Parcel 251-CO~~

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

Jamieo T. Pipkin and wife, Ateavia L. Pipkin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Angel M. Carvajal, married

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:

BEING Lot No. 60, on the Plan of October Woods, Phase 5, Section 8, of record in Instrument 199912140303097, and Instrument 199912140303098, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jamieo T. Pipkin and wife, Ateavia L. Pipkin by deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument 20021002-0119812, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 5047, Page 656; Book 5047, Page 661; Book 9840, Page 276; Instrument 199912060300152, Book 9840, Page 267, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 199912140303097, and Instrument 199912140303098, said Register's Office; (3) Sanitary Sewer Easement of record in Book 9607, Page 427, said Register's Office; (4) PUD Boundary of record in Plat Book 7900, Page 909, said Register's Office; (5) Storm Water Detention Agreement of record in Book 11367, Page 166, 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 800 Morningwood Pl., Antioch, TN 37013

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 hands this 22nd day of September, 2006.

Jamieo T. Pipkin

Ateavia L. Pipkin

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 Jamieo T. Pipkin and wife, Ateavia L. Pipkin, 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 Nashville, Tennessee, this 22nd day of September, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.