THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **230,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2006. Notary Public MY COMMISSION EXPIRES: 6-26-07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/13/06 14:33 2 pgs
Fees:13.00 Taxes:851.00
20061113-0140610

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin M. Rodgers	HOMECOMINGS FINANCIAL, LLC	MAP 083-09-0
1400 Forrest Avenue	2101 Rexford-250 L	PARCEL 374
Nashville, TN 37206	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(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, **James Francis Purcell and Matthew Shawn Purcell and and Martha Shannon Purcell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin M. Rodgers**

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 number 44 in the Subdivision of A. V. S. Lindsley 29 acre tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Joseph V. Purcell by deed dated July 28, 2003 and recorded July 30, 2003 as instrument 20030730-0107835, said Register's Office. The said Joseph V. Purcell has since died. Under the Last Will And Testament of Joseph V. Purcell filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket number 06P-1592, title was devised unto James Francis Purcell, Matthew Shawn Purcell and Martha Shannon Purcell.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1400 Forrest Avenue, Nashville, TN 37206.**

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 the 9th day of November, 2006.

James Francis Purcell

James Francis Purcell

Matthew Shawn Purcell

Matthew Shawn Purcell

Martha Shannon Purcell

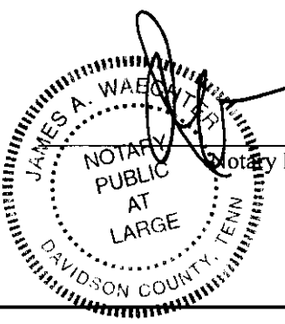
Martha Shannon Purcell

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 **James Francis Purcell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2006.

My Commission expires 1-26-07



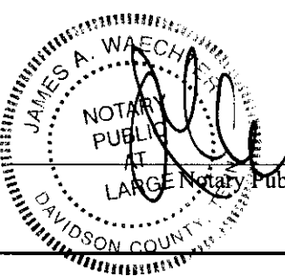
Notary Public

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 **Matthew Shawn Purcell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2006.

My Commission expires 1-26-07



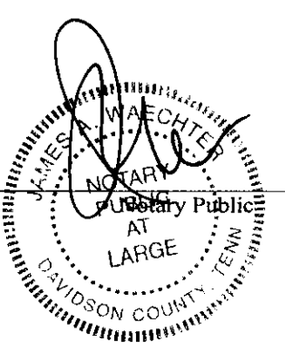
Notary Public

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 **Martha Shannon Purcell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2006.

My Commission expires 1-26-07



Notary Public