WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 10th DAY OF November, 2006.

Notary Public

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

P-FHR-06-0525

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgane L. Hayes	America's Wholesale Lender	
525 Hogan Road	(NAME) 750 Old Hickory Blvd. #180	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Brentwood, TN 37027	146-15-122.00
(CITY) (STATE) (ZIP)	(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 BRENDA J. SIMMS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MORGANE L. HAYES, 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: * unmarried person

Land in Davidson County, Tennessee, BEING Lot No. 11 on the Plan of Brentwood Hall, Section I, of record in Plat Book 2083, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Brenda J. Simms, unmarried by deed (DEEDWARR) from Isaac L. Howard and wife, Donna M. Howard of record in Instrument No. 199912280307273 on 12/27/1999 and filed for record on 12/28/1999, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 525 HOGAN ROAD, Nashville, Tennessee 37220
(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 10th day of November, 2006.

Brenda J. Simms

Davidson County DEEDWARR
Recvd: 11/16/06 12:31 2 pgs
Fees:13.00 Taxes:765.90

20061116-0142502

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 10th day of November, 2006, before me personally appeared Brenda J. Simms, 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 10th day of November, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959