WARRANTY DEED

Return to:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N1492

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2006

Notary Public:

MY COMMISSION EXPIRES: 9-12-07
(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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:
Romel B. Molina	Homecomings Financial Network, Inc.	Map 148
4157 Eastview Drive	2101 Rexford Road, Suite 168W	Group 15-0
Nashville, TN 37211	Charlotte, NC 28211	Parcel 212.00

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

Avril C. Munoz, unmarried

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

Romel B. Molina

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. 18, on the Plan of Section 6, Apache Hills, of record in Plat Book 5200, Page 173, 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 Avril C. Munoz, unmarried, by deed of record in Instrument 200003240030147, Register's Office for said County.

This conveyance is subject to: (1) All matters appearing on the plat of record in Plat Book 5200, page 173, said Register's Office, and (2) Restrictive Covenants of record in Book 5449, page 535, 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 4157 Eastview Drive, Nashville, TN 37211

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 my hand this 19th day of December, 2006.

Avril C. Munoz

Davidson County DEEDWARR
Recvd: 12/21/06 10:33 2 pgs
Fees:13.00 Taxes:344.10

20061221-0157246

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 Avril C. Munoz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2006.

My Commission Expires: 3/31/07

Notary Public