Davidson County DEEDWARR
Recvd: 04/02/07 12:42 2 pg
Fees:13.00 Taxes:913.53

20070402-0038959

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $246,900.00

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2007.

Notary Public

My commission expires: 9.19.09

(AFFIX SEAL)

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Brooks A. Sells	Homecomings Financ	Part of 104-12-0 044.00
2113 Acklen Avenue, Unit 2	1820 E. Sky Harbor Cir S.	
Nashville, TN	Phoenix, AZ 85034-9700	

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 ACKNOWLEDGE, WE,

The Westchester Company, LLC, a TN limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brooks A. Sells

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, TN, being Unit No. 2 on the Plan of Parker House Condominium as set out in Exhibit "D" to Master Deed of record in Instrument #20061211-0152323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to The Westchester Company by deed from George Degerberg and wife, Virginia Degerberg of record in Instrument #20050404-0036220, Register's Office for Davidson County, Tennessee, dated April 1, 2005.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as 2113 Acklen Avenue, Unit 2, Nashville, TN

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of March, 2007.

The Westchester Company, LLC

John W. Hays, Member

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared John W. Hays, Member **of** The Westchester Company, LLC, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the** Member **of** The Westchester Company, LLC, **the within bargainor, and corporation, and that he as such** Member **being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said** John W. Hays **as** Member.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 30th **day of** March, 2007.

Robin S. Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY