DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this March 30, 2007

Notary Public

My Commission Expires: 11-22-2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/04/07 11:19 2 pg
Fees:13.00 Taxes:739.63
20070404-0040338

ADDRESS NEW OWNER(S) AS FOLLOWS:
Timothy Phelps and Angela Phelps
7329 Althorp Way
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~ HOMECOMINGS FINANCIAL, LLC
2101 REXFORD, SUITE 250W
CHARLOTTE, NC 28211

MAP-PARCEL NUMBERS:

173-9-A-32

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Theresa Marie Wiant and husband, Mark Andrew Raasch hereinafter referred to as Grantors, hereby transfers and conveys to Timothy Phelps and wife, Angela Phelps, hereinafter referred to as 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 No. 30 on the Plan of Section One, Lenox Village of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Theresa Marie Wiant, and husband, Mark Andrew Raasch, (previously unmarried) by warranty deed from NVR, Inc., t/Z Ryan Homes, A Virginia Corporation, of record in Instrument No. 20021001-0118826, Register's Office for Davidson County, Tennessee, dated September 26, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat in Instrument No. 200203190033866 Register's Office of said County.

Sewer and drainage easement of record in Instrument No. 200111290130322, 200111060121932, 200109180100850, Book 7361, page 230, Book 7984, page 449, said Register's office.

Water Main Easement of record in Instrument No. 20011112-0123853, said Register's Office.

Storm Water Agreement of record in Instrument No. 20020408-0042676, said Register's Office.

Charter of record in Instrument No. 200104120045831, said Register's office.

Restrictions of record in Instrument No. 200203150032826, said Register's Office.

Master Deed of record in Instrument No. 200203150032825, said Register's Office.

Access Easement of record in Instrument No. 200101030000902, said Register's Office.

Deed to HOA of record in Instrument No. 200205010053757 and 200205070056338, said Register's Office.

Right of Way Easement of record in Instrument no. 20010103-0000902, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7329 Althorp Way, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 March 30, 2007.

Theresa Marie Wiant

Mark Andrew Raasch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Theresa Marie Wiant and Mark Andrew Raasch, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this March 30, 2007.

Witness my hand and official seal this March 30, 2007.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.
WILLIAMSON COUNTY

270300456