(1)

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $160,200.00

Affiant

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

Notary Public
My commission expires: 1/26/2008

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

02-0703-45364

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Neil	Homecomings Financial	161.11-38.00
540 Huntington Parkway	2101 Rexford, Suite 250W	
Nashville TN 37211	Charlotte, NC 28211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nathan Brandon, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Neil, an unmarried man, hereinafter called the Grantees, their successors 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. 348, on the Plan of Huntington Park, Section Three, of record in Book 4460, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Brandon by deed from Kathleen L. Sobotka, formerly known as Kathleen L. Weber, dated December 29, 2003, recorded January 2, 2004, of record in Instrument No. 20040102-0000622, Register's Office for Davidson County, Tennessee.

Brooke Brandon, spouse of Nathan Brandon, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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.

This property is improved property known as 540 Huntington Parkway, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 04/09/07 14:33 2 pgs
Fees:13.00 Taxes:592.74
20070409-0041926

WITNESS my hand this 30th day of March, 2007.

Nathan Brandon

Brooke Brandon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan Brandon and Brooke Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of March, 2007.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires

1/23/10