WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/07 16:07 2 pgs
Fees:13.00 Taxes:425.50
20070425-0049590

JIM HIGHFILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of April, 2007

Notary Public
My Commission expires: 12/28/2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jacqueline Smith	Homecomings Financial, LLC. (F/K/A Homecomings Financial Network, Inc.)	052-04-0-046.00
1060 Mallow Drive	2101 Rexford, Suite 250W	
Madison, TN 37115	Charlotte, NC 28211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Philip Williams and Janisca Rodriguez**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jacqueline Smith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 43 on the plan of Arrowhead Estates Revised, Section I, of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 43 fronts 75.30 feet on the westerly side of Mallow Drive and 100.95 feet on the northerly side of Manzano Road and 39.27 feet on a curve at the intersection of said road and said drive and extends back 123.56 feet on the northwesterly line 60.17 feet on the westerly line to a point of intersection.

Being the same property conveyed to Philip Williams and Janisca Rodriguez, from Bank of New York as Trustee, by deed on June 16, 2006, of record in Instrument Number 20060622-0074568, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 052-04-0-046.00.
- Subject to all matters as shown on the Plan of record in Book 4955, page 27, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5154, page 59; and book 5286, page 406, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1060 Mallow Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 24, 2007.

Philip Williams

Janisca Rodriguez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Philip Williams and Janisca Rodriguez** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 24, 2007

My commission expires 11-14-2009

Daphne M. Davis
Notary Public

