Record & Return to:

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 05/09/07 14:01 2 pgs
Fees:13.00 Taxes:598.29

20070509-0055829

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 $161,700.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2007.

Notary Public
My commission expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0607-45012

Address of New Owner:	Send Tax Bills to:	Tax Information
Virginia D. Sullivan 4025 Farmingham Woods Nashville TN 37076	Homecomings Financial 2101 Rexford Rd Ste 250W Charlotte, NC 28211	87-05-0-A-012

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, Ruth M. Buckley Vanbergen f/k/a Ruth M. Buckley and husband Shaun Vanbergen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Virginia D. Sullivan, an unmarried woman, 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. 12, on the Plan of Farmingham Woods, Phase 1, of record in Book 7900, Page 228, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruth M. Buckley, unmarried by deed from Stephen T. Gudis, unmarried, dated 11-26-01, recorded 11-28-01, of record in Instrument No. 20011128-0130167, Register's Office for Davidson County, Tennessee.

Shaun Vanbergen, spouse of Ruth M. Buckley Vanbergen, joins in the execution of this instrument for the purpose of conveying his 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 4025 Farmingham Woods, Nashville, TN 37076

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.

WITNESS my hand this 4th day of May, 2007.

Ruth M. Buckley Vanbergen

Shaun Vanbergen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth M. Buckley Vanbergen and Shaun Vanbergen, 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 4th day of May, 2007.

State of Tennessee at Large

My Commission expires

11-22-2010

MATTHEW CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON