Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2007.

Notary Public
My commission expires: 07/19/08

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

08-0703-91065

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John M. Cannon	Homecomings Financial Network	83-06-0-224
716 Benson Street	2101 Rexford Road, Suite 250 W	
Nashville TN 37206	Charlotte, NC 28211	

July 19, Expires

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, **Michael Vilanova, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John M. Cannon and wife, Grayson Smith Cannon,** 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 part of Lot 2, on the Plan of Martha Martin Lands, of record in Book 161, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description, formerly referred to as being in Book 8, pages 441 and 442, said Register's Office, and being the southerly part of Lot 4 on an unrecorded Map of part of Lot 2 and also part of a 15 foot alley that was never accepted and has been abandoned and closed, and described together according to a copy of a survey thereof by Erle Drake, County Surveyor, May 30, 1919, as follows: Beginning at a point on the westerly margin of Benson Avenue, at the common corner of Lots 3 and 4; thence with the line between said lots, and along said line extended westwardly 229.8 feet to an old fence; thence along said fence line, northerly 61 feet more or less to the southwest corner of a lot conveyed to E. W. Benson, by deed of record in Book 572, page 134, said Register's Office; thence along Benson's southerly line, eastwardly 230 feet more or less to the westerly margin of Benson Avenue; thence with the margin of the same southerly 63 feet to the beginning.

Being the same property conveyed to Michael Vilanova, a married man by deed from Jose L. Hall and wife, Latonya K. Hall, dated September 13, 2006, recorded September 22, 2006, of record in Instrument No. 20060922-0117717, Register's Office for Davidson County, Tennessee.

Karin Vilanova, spouse of Grantor, 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 716 Benson Street, Nashville, TN 37206

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.

Davidson County DEEDWARR
Recvd: 06/05/07 11:48 2 pgs
Fees:13.00 Taxes:610.50
20070605-0066945

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 23rd day of May, 2007.

Michael Vilanova by David Whelan, Attorney-in-Fact

Michael Vilanova by David Whelan, Attorney-in Fact

Karin Vilanova by David Whelan, Attorney-in-Fact

Karin Vilanova by David Whelan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa J. Butchko-Turecki, a Notary Public in and for the aforesaid County and State, David Whelan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Michael Vilanova and Karin Vilanova and is authorized by them to execute this instrument on their behalf.

Witness my hand, at Goodlettsville, TN, this 23rd day of May, 2007.

Melissa J Butchko Turecki

Notary Public

My commission expires: 9-15-2010

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
September 15