This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Teresa Wilson
1617 Braebury Circle
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 07/02/07 13:58 2 pgs
Fees:13.00 Taxes:1424.13
20070702-0078795

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Homecomings Financial
2101 Rexford, Ste. 250W
Charlotte, NC 28211

MAP 172-14A
GROUP
PARCEL 82CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth C. Pinitsch and George E. Gower, both single persons,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Teresa Wilson and Rochelle Wilson**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land lying in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 29 on the Plan of Final Plat of Section Two of Wexford Downs, of record in Plat Book 9700, page 594, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth C. Gower and husband, George E. Gower, by deed from Beazer Homes, Inc., dba Phillips builder of record in Instrument no. 20010330-0030756, Register's Office for Davidson County, Tennessee. The said Elizabeth C. Gower and George E. Gower are now divorced and by Docket No. 07D-884, Elizabeth C. Gower is now known as Elizabeth C. Pinitsch and they own the property as tenants in common.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1617 Braebury Circle, Nashville, Tennessee 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, GRANTORS do covenant with the said GRANTEES that they are 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **29th** day of **June, 2007.**

Elizabeth C. Pinitsch

George E. Gower

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elizabeth C. Pinitsch and George E. Gower, both single persons**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of June, 2007.

~~Rebecca T. Garland~~
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 7.21.07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $384,900.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2007.

~~Rebecca T. Garland~~
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 11-14-2009