WARRANTY DEED

G-KW-07-1400

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia L. Mayo	Homecomings Financial, LLC f/k/a Homecomings Finan	
1400 Calloway Court (ADDRESS)	2101 Rexford Rd. Ste. 250W (NAME)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (ADDRESS) (CITY) (STATE) (ZIP)	155-8-C-110 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN COLE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIA L. MAYO, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 110, PHASE 2, POPLAR CREEK ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 339 REVISED IN PLAT BOOK 7900, PAGE 889, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SUSAN COLE, UNMARRIED BY WARRANTY DEED FROM JOY ANN MOYER, UNMARRIED, RECORDED ON THE 1ST DAY OF APRIL, 1998 IN DEED BOOK 10865, PAGE 904, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BRAD BARNETT JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTERESTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1400 Calloway Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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: 08/08/07 09:55 2 pgs
Fees:13.00 Taxes:947.20
20070808-0094748

Witness my/our hand(s) this 3rd day of August, 2007.

Susan Cole

Brad Barnett, attny in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Cole and Brad Barnett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of August, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903