Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $282,000.00

Gina Canaday
Affiant

Subscribed and sworn to before me, this 15th day of August 2007.

Notary Public
My commission expires:

DANIELLE D. HIGGS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires November 22, 2010

Davidson County DEEDWARR
Recvd: 08/24/07 09:25 2 pgs
Fees:13.00 Taxes:1043.40
20070824-0101399

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan C. Motycka	Homecomings Financial, LLC	P/O Map 081080 Parcel 45900
1715-A Fifth Avenue North	P.O. Box 79135	
Nashville, TN 37208	PHOENIX, AZ 85062-9135	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **D and R Development Inc,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bryan C Motycka, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1715-A of 1715 5th Avenue North Townhomes, a Horizontal Property Regeime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of 1715 5th Avenue Townhomes of record in Instrument No. 20070727-0089506, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being part of the same property conveyed to D&R Development, Inc. by deed from A. Brooks Parker, dated 2/21/2006, of record in Instrument No. 20060301-0023467 and being previously conveyed to A. Brook Parker and Anne S. Parker by deed from Virginia S. Sherling, dated 11/19/1990, by deed of record in Book 8241, Page 561, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Taxes for the year of 2007 a lien, not yet due and payable. 2) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no

liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 4) Subject to rights of others in and to the common areas and/or elements. 5) Subject to all matters shown on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, Office of Davidson County, Tennessee. 6) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 1715 5th Avenue North Townhomes of record in Instrument Number 20070727-0089506, Register's Office for Davidson County, Tennessee. 7) Subject to all matters shown on the Plan of 1715 5th Avenue North Townhomes of record as Instrument Number Ex. B of 20070727-0089506, Register's Office of Davidson County, Tennessee. 8) Subject to By-Laws of record as Ex. C of Instrument No. 20070727-0089506, Register's Office for Davidson County, Tennessee. 9) Homeowner's Association Charter of record as attachment to Instrument No. 20070727-0089506, Register's Office for Davidson County, Tennessee. 10) Attorney's certificate of record as Ex. F of Instrument No. 20070727-0089506, Register's Office for Davidson County, Tennessee. 11) Maintenance Responsibility of record as Ex. D of Instrument No. 20070727-0089506, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1715-A Fifth Avenue North, Nashville, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 15th day of August 2007.

D and R Development Inc

By: _____

Its: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Keith Dowd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of D and R Development, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 15th day of August, 2007.

_____
Notary Public

My commission expires: My Commission Expires November 22, 2010

FILE NO: TN2007070508