Davidson County DEEDWARR
Recvd: 08/27/07 10:00 2 pgs
Fees:13.00 Taxes:1128.50

20070827-0102204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest B. Franklin, III	Homecomings Financial, LLC	131-05-O-C
(NAME)	(NAME)	(MAP)
122 Forest Place Circle	2101 Rexford Road, Suite 250W	122.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brian M. Hamilton and wife, Tonya L. Hamilton**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ernest B. Franklin, III and wife, Judith Grogan Franklin**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 122 of The Hillsborough, a Condominium, a Horizontal Property Regime, located on Forest Place Circle, Nashville, TN, as shown on the plat of The Hillsborough, Condominium apartments, recorded in Plat Book 6250, page 699, said Register's Office, and described in a Master Deed recorded in Book 6822, page 721, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Hillsborough, Condominium Apartments contained in the Master Deed recorded in Book 6822, page 721, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brian M. Hamilton and wife, Tonya L. Hamilton, by deed from Thomas M. Luckett and wife, Janice Luckett, dated February 16, 2006, of record in Instrument No. 20060217-0019371, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 122 Forest Place Circle, Nashville, Tennessee 37215

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 we do covenant with the said GRANTEES 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 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/our hand(s) this 23rd day of August, 2007.

Brian M. Hamilton

Tonya L. Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brian M. Hamilton; Tonya L. Hamilton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of August, 2007.

Notary Public

My Commission Expires: 11/14/09

JAMES M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY