STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 10/24/07 09:31 3 pgs
Fees:18.00 Taxes:449.55
20071024-0125631

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2007.

Notary Public
MY COMMISSION EXPIRES:
File No. G7-4340D

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tammy Pye, unmarried (NAME)	Homecomings Financial, LLC (NAME)	43-6-190
304 Becklea Drive (STREET ADDRESS)	2101 Rexford, Ste. 250W (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Larry Neal Maynard, Heir of the Estate of Sandra J. Kreis, Barry Dale Maynard, Heir of the Estate of Sandra J. Kreis, Larry Neal Maynard and Barry Dale Maynard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tammy Pye, unmarried**, 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 in Davidson County, Tennessee, being Lot No. 62 on the plan of MADISON PARK, SECTION 3, as shown by plat of record in Plat Book 3500, Page 104, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 62 fronts 95.0 feet on the easterly margin of Becklea drive and extends back 141.1 feet on the northerly line and 89.58 feet on the southerly line to a dead line in the rear measuring 77.0 feet thereon.

BEING the same property conveyed to Sandra J. Kreis from Billy Whitley and wife, Macie L. Whitley, by Deed dated October 29, 1992, in Book 8772, Page 526, in the Register's Office for Davidson County, Tennessee.

Sandra J. Kries has since died in intestate on October 11, 2006 leaving Larry Neal Maynard and Barry Dale Maynard he sole heirs at law, see Affidavit of Heirship record as Instrument #*, Register's Office for Davidson County, Tennessee.

*20071024-0125630

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Barry Dale Maynard is signed by his duly appointed Attorney-in-fact Larry Neal Maynard, pursuant to the Power of Attorney recorded as Instrument # X, said Register's Office.

This is improved property, known as 304 Becklea Drive, Madison, TN 37115. K 2007/1024-0125629

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. Whenever 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 12th day of October, 2007.

LARRY NEAL MAYNARD, HEIR OF THE
ESTATE OF SANDRA J. KREIS

By: _____ October 12, 2007
Larry Neal Maynard, Heir — Date

BARRY DALE MAYNARD, HEIR OF THE
ESTATE OF SANDRA J. KREIS

By: _____ October 12, 2007
Barry Dale Maynard, Heir, by Larry Neal Maynard, Attorney-in-Fact — Date

_____ October 12, 2007
Larry Neal Maynard — Date

_____ October 12, 2007
Barry Dale Maynard by Larry Neal Maynard, Attorney-in-Fact — Date

---

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Larry Neal Maynard, the bargainor(s), 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 12th day of October, 2007.

My Commission Expires: 3/20/10

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Larry Neal Maynard, Heir of the Estate of Sandra J. Kreis, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Heir of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of October, 2007.

My Commission Expires: 3/20/10

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Larry Neal Maynard, attorney-in-fact Barry Dale Maynard, Heir of the Estate of Sandra J. Kreis, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Heir of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of October, 2007.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Larry Neal Maynard, Attorney-in-Fact for Barry Dale Maynard, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of October, 2007.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066