27-A 1/2

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011	State of Tennessee County of ~~Davidson~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $94,900.00. Affiant Subscribed and sworn to before me, this the 30th day of October, 2007. Notary Public My commission expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James B. Angus	Homecomings Financial, LLC ~~fka Homecomings Financial Network~~	108-08-0-C-013.00-CO
1302 Quail Court East	2101 Rexford, Suite 250W	
Nashville, Tennessee 37214	Charlotte, NC. 28211	

Davidson County DEEDWARR
Recvd: 11/08/07 09:14 2 pgs
Fees:13.00 Taxes:351.13
20071108-0131721

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 HEREBY ACKNOWLEDGE, WE,

Lawrence N. Adwell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James B. Angus, 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:

BEING Unit No. 13, Lot No. 76 in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase III, Quail Valley, of record in Book 5200 page 417, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Lawrence N. Adwell, unmarried by instrument executed November 15, 1996, which is of record in Book 10264 page 633, Register's Office for Davidson County, Tennessee.

The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as same is set out in Section 67-22-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or thereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley and the amendments thereto as set forth in restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in Book 5753 page 562, Book 5857 page 372, Book 5884 page 534, Book 5931 page 506 Book 5955 page 703, Book 6003 page 212 and Book 6081 page 130, of record in said Register's Office. This conveyance is also subject to any and all matters as shown on the plan of record in Book 5200 page 417, Register's Office, Davidson County, Tennessee

This is improved property known as **1302 Quail Court East, Nashville, Tennessee 37214**

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 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 convenant 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 30th day of October, 2007.

Lawrence N Adwell

Lawrence N. Adwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Lawrence N. Adwell,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **30th** day of **October, 2007.**

William B. Gregory

Notary Public

My Commission Expires: March 30, 2010

