This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $244,900.00.

Affiant

Subscribed and sworn before me this the 16th day of November, 2007.

Notary Public
My commission expires: 9-5-11

Davidson County DEEDWARR
Recvd: 11/21/07 08:04 2 pgs
Fees:13.00 Taxes:906.13
20071121-0136091

KAREN C. ASPLUND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Tammy Lipscomb<br>1041 Flintlock Ct<br>Nashville, TN 37217 | Homecomings Financial<br>One Meridian Crossing<br>Minneapolis, MN 55423 | 135-16A-118CO |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Sinanan and Sheila Sinanan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tammy Lipscomb and Enrico Campbell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot(s) 20, as shown on the map entitled Tracts 8, 9 and 10 of Nashboro Village, of record in Plat Book 5200, page(s) 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen Sinanan and Sheila Sinanan by deed from Federal National Mortgage Association aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States, of record as Instrument No. 20031107-0163845, dated October 31, 2003 said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 1041 Flintlock Ct, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16th day of November, 2007.

Stephen Sinanan by Sheila Sinanan his Attorney-In-Fact
Stephen Sinanan
By Sheila Sinanan, his Attorney-In-Fact

Sheila Sinanan
Sheila Sinanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sheila Sinanan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2007.

My commission expires:

My Commission Expires
September 25, 2010

Notary Public

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

On this 16th day of November, 2007, before me, the undersigned Notary Public in and for said County and State, personally appeared Sheila Sinanan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stephen Sinanan, by Specific Power of Attorney dated 02/21/07, , and who acknowledged that he executed the same as the free act and deed of Stephen Sinanan.

Witness my hand and official seal this 16th day of November, 2007.

My Commission Expires:

Notary Public

My Commission Expires
September 25, 2010

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON