BOX 13
#11921

# WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 TENNESSEE Davidson County

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 72509
(AFFIX SEAL)

G-CJ-06-619

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Celista Hammond | Peoples Home Equity, Inc. (NAME) | 142-10B-85 |
| 619 Barlin Drive (ADDRESS) | 12 Music CR. South (ADDRESS) | ~~142-1B-15 CO~~ |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | NASHVILLE, TN. 37203 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY A. TIDWELL AND WIFE, LOIS E. TIDWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CELISTA HAMMOND, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 85 ON THE PLAN OF BELLE POINTE, PHASE II, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6250, PAGE 797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS DESCRIBED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF RECORD IN BOOK 6689, PAGE 772 AND AS AMENDED IN BOOK 6702, PAGE 409, BOOK 6774, PAGE 774, BOOK 6862, PAGE 292, SAID REGISTER'S OFFICE, MADE APPLICABLE TO PHASE II BY INSTRUMENT OF RECORD IN BOOK 6770, PAGE 814, SAID REGISTER'S OFFICE, TOGETHER WITH ALL EASEMENTS, RIGHTS AND APPURTENANCES TO SAID LOT GRANTED IN THE AFORESAID DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO GREGORY A. TIDWELL AND WIFE, LOIS E. TIDWELL BY WARRANTY DEED FROM JEFFREY E. STEINBERG, UNMARRIED, RECORDED ON THE 1ST DAY OF NOVEMBER, 1999 IN DEED BOOk 11725, PAGE 202, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 440; BOOK 6250, PAGE 797; BOOK 6689, PAGE 772; BOOK 6702, PAGE 409; BOOK 6770, PAGE 814; BOOK 6774, PAGE 774; BOOK 6862, PAGE 292; BOOK 6689, PAGE 783; BOOK 7409, PAGE 224; BOOK 7851, PAGE 215; BOOK 9319, PAGE 443; BOOK 6762, PAGE 261; BOOK 8016, PAGE 858; INSTRUMENT NUMBERS 200203130-0013252 and 20051027-0130021, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 619 Barlin Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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.

Davidson County DEEDWARR
Recvd: 08/03/06 13:52 2 pgs
Fees:13.00 Taxes:543.90

20060803-0094878

Witness my/our hand(s) this 17th day of July, 2006.

Gregory A. Tidwell

Lois E. Tidwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory A. Tidwell and Lois E. Tidwell, the within named bargainor, 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 the 17th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903