WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON R. VALENTINE	Peoples Home Equity, Inc.	MAP 146-08 PAR 82
(NAME)	(NAME)	
304 BRAMBLEWOOD DRIVE	12 Music Circle South	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **SUSAN J. BROCKETT, TRUSTEE OF THE MILTON Y. BROCKETT, JR. AND SUSAN J. BROCKETT TRUST, a Revocable Trust U/A/D 12-11-98**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON R. VALENTINE, and wife, LISA S. VALENTINE**, 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. 411 on the Map of Crieve Hall Estates, Section 6, of record in Book 2331, page 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Milton Y. Brockett, Jr. and Susan J. Brockett, Trustees, and any successor trustees thereto, u/a/d 12-11-98, and any amendments thereto, with full power to sell, mortgage and convey without the joinder of any beneficiary by deed dated December 11, 1998 of record in Book 11342, page 18, Register's Office for Davidson County, Tennessee; the said Milton Y. Brockett, Jr. having died September 11, 2006 leaving Susan J. Brockett as Surviving Trustee under the terms of the Living Trust of Milton Y. Brockett, Jr. and Susan J. Brockett, a Revocable Trust UAD 12/11/98.

Milton Y. Brockett, Jr. Trustee of the Milton Y. Brockett, Jr. and Susan J. Brockett Trust, a Revocable Trust UAD 12/11/98 is incapacitated. Under the terms of the Living Trust Article XII, Susan J. Brockett, Trustee, executes this instrument in her capacity as Surviving Trustee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 304 BRAMBLEWOOD DRIVE, NASHVILLE, TN 37211
(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 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 hand this 15th day of September, 2006.

MILTON Y. BROCKETT, JR. AND SUSAN J. BROCKETT TRUST

By: Susan J. Brockett, Trustee
SUSAN J. BROCKETT, TRUSTEE

Davidson County DEEDWARR
Recvd: 09/19/06 14:28 2 pg
Fees:13.00 Taxes:891.33
20060919-0116062

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, SUSAN J. BROCKETT, TRUSTEE OF THE MILTON Y. BROCKETT, JR. AND SUSAN J. BROCKETT TRUST the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 9/15/2006.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE