PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/17/07 14:25 2 pgs
Fees:13.00 Taxes:360.75
20070117-0006949

W & I Ref:(dm) Title No: 48403
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pamela Dunlap 2701 Brunswick Drive Nashville, Tennessee 37207	Peoples Home Equity, Inc. 12 Music Circle South Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 06016003200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$97,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melvin D. Patton, Trustee of the Louis A. Ehrcke Testamentary Trust established pursuant to the Last Will and Testament of Louis A. Ehrcke**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela Dunlap** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the south 10 feet of Lot No. 18 and the northerly part of Lot No. 19 on the Map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Brunswick Drive, 10 feet north of the corners of Lots Nos. 18 and 19; thence eastwardly 87 feet, more or less, to a point in the dividing line between Lots Nos. 17 and 18; thence with the line between said Lots, southerly 10 feet to a point in the northerly line of Lot No. 19; thence with the line between Lots Nos. 17 and 19, eastwardly 30 feet to the northwest corner of Lot No. 20; thence with the line between Lots Nos. 19 and 20, southerly 75 feet to a point; thence westwardly 105 feet to a point in the easterly margin of Brunswick Drive; thence with the margin of same, northwardly 41 feet to a turn in said drive, and continuing with said drive, northwardly 50 feet to the point of beginning.

BEING the same property conveyed to Louis A. Ehrcke, unmarried by deed from Florence M. Starr, a widow, of record in Book 9149, Page 173, Register's Office for Davidson County, Tennessee. The said Louis A. Ehrcke has since died. The Last Will and Testament of Louis A. Ehrcke, Ph.D., of record in Docket No. 05P917 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Melvin D. Patton as Trustee of the Trust established to receive, hold and administer subject property. By Executor's Quitclaim Deed of Record in Document No. 20051118-0139629 Register's Office for Davidson County, Tennessee. Melvin D. Patton, Executor of the Estate of Louis A. Ehrcke conveyed subject property to Melvin D. Patton, Trustee of the Louis A. Ehrcke Testamentary Trust established pursuant to the Last Will and Testament of Louis A. Ehrcke, Ph.D.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in Book 974, Pages 52 and 53 said Register's Office.

This is improved property, known as: 2701 Brunswick Drive, Nashville, Tennessee 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of January, 2007.

Melvin D. Patton, Trustee

State of TENNESSEE

County of DAVIDSON

On this 12th day of January, 2007, before me, the undersigned, personally appeared Melvin D. Patton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Trustee (or other officer authorized to execute this instrument) of the **Louis A. Ehrcke Testamentary Trust**, the within named bargainor, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the Trust.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $97,500.00

Affiant

Sworn and subscribed before me this the 12th day of January, 2007

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN