Davidson County DEEDWARR
Recvd: 02/09/07 15:31 2 pgs
Fees:13.00 Taxes:510.23
20070209-0017412

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $137,900.00

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me, this 21st day of December, 2006

Notary Public
My commission expires: 1/23/10

02-0612-45238

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Eric Blihovde	Peoples Home Equity	119-14-0-140
2926 Dobbs Avenue	4300 Sidco Drive, Suite 200	
Nashville TN 37211	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas Frangis, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric Blihovde, Married, hereinafter called the Grantees, their successors 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. 6, Block C, on the Plan of Woodbine Courts, Part No 1, of record in Book 1130, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry M. Taylor, unmarried, and Thomas Frangis, unmarried by Quitclaim Deed from Jerry M. Taylor, unmarried, dated November 20, 2002, recorded November 20, 2002, of record in Instrument No. 20021120-0144420, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas Frangis, unmarried by Quitclaim Deed from Jerry M. Taylor, unmarried, dated December 12, 2002, recorded December 17, 2002, of record in Instrument No. 20021217-0155122, Register's Office for Davidson County, Tennessee. Bonnie Frangis, spouse of Thomas Frangis, joins in this instrument to convey any marital interest she may have in said property, but does not join in the covenants and warranties of this indenture.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2926 Dobbs Avenue, Nashville, TN 37211

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 21st day of December, 2006.

Thomas Frangis

Bonnie Frangis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Frangis and Bonnie Frangis, 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 in Brentwood, TN, this 21st day of December, 2006.

State of Tennessee at Large



My Commission expires

1/23/10