Davidson County DEEDWARR
Recvd: 04/05/07 11:23 1 pg:
Fees:13.00 Taxes:336.70

20070405-0040894

WARRANTY DEED

AT-20070108

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of April, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Derrick McFadden	Peoples Home Equity, Inc.	082-07-0 253.00
216 Berry Street	5226 S. East Stret, A-9	
Nashville, TN 37207	Indianapolis, IN 46227	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David L. Robinson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Derrick McFadden, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the easterly part of Lot 126 and the westerly part of Lot 125, on the map of Bryan's Addition to Edgefield, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee and further described as follows;

Beginning at a point in the southerly margin of Berry Street, 383 1/3 feet west of the westerly margin of Meridian Street, or Avenue, said point being 33 1/3 feet west of the corner of lots No. 124 and 125; thence southerly 165 feet to the northerly margin of an alley; thence with the margin of the same westerly 33 1/3 feet; thence northerly 165 feet to the southerly margin of Berry Street; thence with the margin of the same easterly 33 1/3 feet to the beginning.

Being the same property conveyed to David L. Robinson, a married man from Ioan P. Galea and wife, Lidia Galea by Warranty Deed dated February 15, 2007 and recorded 02/21/07 in Instrument #20070221-0021379, and further conveyed on May 19, 2005 in Instrument #20050523-0057924, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 216 Berry Street, Nashville, TN 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 3rd day of April, 2007

David L. Robinson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, David L. Robinson, a Notary Public in and for said County and State, the within named David L. Robinson , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 3rd day of April, 2007.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY