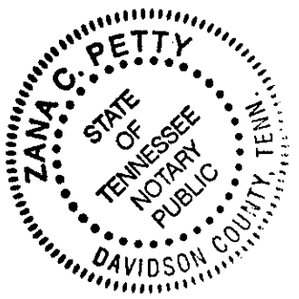
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $, 145,080.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Susan Waters	Peoples Home Equity, Inc.	Map 75
4687 Trenton Drive	4300 Sidco Drive, Ste. 200	Group 4
Hermitage, TN 37076	Nashville, TN 37204	Parcel 13

FOR AND IN 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, we

Miriam Patricia Underwood and Susan Penelope Franklin, Devisees of the Estate of Miriam B. Lish

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Susan Waters, an unmarried woman

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:

BEING Lot No. 123, on the Plan of Tulip Grove, Section Three, of record in Plat Book 3700, Page 143, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James R. Lish and wife, Miriam B. Lish by deed from George O. Dalton and wife, Mildred E. Dalton of record in Book 7873, Page 662, Register's Office for said County, dated June 23, 1989.
The said James R. Lish having predeceased Miriam B. Lish. The said Miriam B. Lish died and devised the property by Will to Miriam Patricia Underwood and Susan Penelope Franklin. See Will of record in File No. 06P-1734, in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4181, Page 95, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 143, said Register's Office.

Power of Attorney of record in Instrument 20070427 00050365, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4687 Trenton Drive, Hermitage, TN 37076

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.

Davidson County DEEDWARR
Recvd: 04/27/07 10:40 2 pgs
Fees:13.00 Taxes:536.80
20070427-0050366

FILE BOX 45

Witness our hands this 25th day of April, 2007.

Estate of Miriam B. Lish

BY Miriam Patricia Underwood by Susan Penelope Franklin ATTY-IN-FACT
Miriam Patricia Underwood, Devisee

BY Susan Penelope Franklin
Susan Penelope Franklin, Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Susan Penelope Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Miriam Patricia Underwood as her Attorney in Fact as the free act and deed of the within named Miriam Patricia Underwood.

Witness my hand and official seal at Nashville, Tennessee the 25th day of April, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Penelope Franklin, 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 at Nashville, Tennessee, this 25th day of April, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.