WARRANTY DEED

BOX 13
13192

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF April 2007

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Perez (NAME)	Peoples Home Equity, Inc. (NAME)	MAP 162-07
94 Benzing Road (ADDRESS)	4300 Sidco Drive Suite 200 (ADDRESS)	PARCEL 004.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37013 (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, WE, Andre Van Michael Sadler, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Perez, Unmarried

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. 81 on the Plan of Antioch Park, Section I, of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

BEING the same property conveyed to Jesse Fleming and wife, Nettie L. Fleming by Warranty Deed dated June 28, 1995, from Cathy Kelley f/k/a Cathy Binkley and husband, John Kelley, of record in Book 9716, Page 122, Register's Office for Davidson County, Tennessee. The said Jesse Fleming having pre-deceased Nettie L. Fleming a/k/a Nettie Louise Fleming, whom has since died on July 8, 2006 a resident of Davidson County, Tennessee. BY Last Will and Testament of Nettie Louise Fleming, Docket No. 06P1509, the herein described property was devised to Andre Van Michael Sadler, of record in the Seventh Circuit Court of Davidson County, Tennessee

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Michael Sadler executes this Instrument as Attorney-in-Fact on behalf of Andre Van Michael Sadler pursuant to Specific Power-of-Attorney of record by Instrument No. 20070510-0056283, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 94 Benzing Road, Antioch, TN 37013
(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 27th day of April, 2007

Andre Van Michael Sadler
By: Andre Van Michael Sadler
Michael Sadler, Attorney-in-fact
Michael Sadler

Davidson County DEEDWARR
Recvd: 05/10/07 13:32 2 pgs
Fees:13.00 Taxes:425.13

20070510-0056283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of April, 2007, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Sadler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andre Van Michael Sadler as his Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Andre Van Michael Sadler.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of April, 2007.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON