WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/07 12:34 2 pgs
Fees:13.00 Taxes:832.50

20070518-0059664

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2007

Notary Public:

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Brian K. Pitts	People's Home Equity, Inc.	Map 075
5008 Walden Woods Drive	4300 Sidco Dr., Ste. 200	Group 16-0-A
Hermitage, TN 37076	Nashville, TN 37204	Parcel 003 CO

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

Bharat K. Soni and wife, Purnima B. Soni

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

Brian K. Pitts, 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:

BEING Lot No. 3 on the Plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, Page 909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bharat K. Soni and wife, Purnima B. Soni by deed from Betty E. Shropshire, unmarried, of record in Instrument 20051104-0133926, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11244, Page 105; Instrument 20060321-0032040; and Book 11244, Page 120, said Register's Office.

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 9700, Page 909, 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 5008 Walden Woods 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.

Witness our hands this 15th day of May, 2007.

Bharat K. Soni

Purnima B. Soni

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bharat K. Soni and wife, Purnima B. Soni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this 15 day of May, 2007.

My Commission Expires: MY COMMISSION EXPIRES 2-8-2011

Jennifer Brewster
Notary Public

JENNIFER BREWSTER NOTARY PUBLIC STATE AT LARGE