Record & Return To
VICTORY TITLE & ESCROW, LLC
695 President Pl., Ste 203
Smyrna, TN 37167
VT07500LF

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/07 12:30 2 pgs
Fees:13.00 Taxes:495.80
20070604-0066065

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$129,900.00~~.
$134,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME this 31st
31st day of May, 2007.
Notary Public
MY COMMISSION EXPIRES:
My Commission Expires OCT. 24, 2010

NEIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYNTHIA BARNES **3305 TIMBER TRAIL DRIVE** **ANTIOCH, TN 37013**	Peoples Home Equity, Inc. 4360 Sidco Dr. Ste 200 Nashville, TN. 37204	**150-03-0-094.00**

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,

RANDALL KIRK NELSON and wife, AMY NELSON

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

CYNTHIA BARNES

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:

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

Being Lot No. 56 on the Plan of The Country, Section 3, of record in Plat Book 5200, page 44, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Randall Kirk Nelson and wife, Amy Nelson by Quitclaim Deed from Randall Kirk Nelson and Amy Wildsmith, dated 10-25-02 and recorded 11-4-02 in Instrument Number 200211040134919, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **3305 TIMBER TRAIL DRIVE, ANTIOCH, TN 37013**
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 31st day of May, 2007.

Randall Kirk Nelson
RANDALL KIRK NELSON

Amy Nelson
AMY NELSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDALL KIRK NELSON and AMY NELSON the bargainor(s) 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 Smyrna, Tennessee, this 31st day of May, 2007.

Commission Expires:_____

_____
Notary Public

GAIL V. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2007.

Commission Expires:_____

_____
Notary Public