WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/07 09:00 2 pgs
Fees:13.00 Taxes:458.43

20070724-0087580

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2007

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jermaine Cole, Sr.	Peoples Home Equity	Map 176
4805 Peppertree Drive	4300 Sidco Dr. ste 200	Group 01-0
Antioch, TN 37013	Nashville, TN 37204	Parcel 74

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

Jason T. Darks and wife, Ann Renee Darks f/k/a Ann Renee Martin

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

Jermaine Cole, Sr., 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. 157, on the Plan of Peppertree Forest, Section 16, of record in Plat Book 8250, Page 195, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason T. Darks and Ann Renee Martin, unmarried persons as joint tenants with right of survivorship, by deed from Benjamin K. Bright and wife, Amanda S. Bright, of record in Book 10914, Page 968, dated April 30, 1998 and recorded May 5, 1998 said Register's Office.

This conveyance is subject to Restrictive Covenants and ByLaws of record in Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 7982, Page 736; Book 8767, Page 623, 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 8250, Page 195, 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 4805 Peppertree 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 17th day of July, 2007.

Jason T. Darks

Ann Renee Darks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason T. Darks and Ann Renee Darks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: ~~01/24/09~~
1/26/08

