03

Kirby Title
48-A

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2007.

Notary Public:

My Commission Expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/02/07 10:10 2 pgs
Fees:13.00 Taxes:536.50

20070802-0091834

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Shelia A. Tidwell 3524 Donna Kay Drive Nashville, TN 37211	Peoples Home Equity, Inc. 4300 Sidco Dr., #200 Nashville, TN 37204	13409003200

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wallicia M. Perdue and Pele McDaniels**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shelia A. Tidwell**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 126 on the Plan of Greenwood Hills, Section Three, Resubdivision of Lots 125 and 126, as of record in Book 8250, Page 724, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXPRESSLY EXCLUDED is a tract of land quitclaimed in Book 10446, Page 88, said Register's Office for a more particular description of said tract.

BEING the same property conveyed to Willicia M. Perdue and Pele McDaniels, by Warranty Deed from Pauline M. Elvin, dated August 26, 1997, recorded August 18, 1997, in Book 10584, Page 763, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 5200, Page 33 and Plat Book 8250, Page 724, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5259, Page 933, Register's Office for Davidson County, Tennessee.

2007 Davidson County taxes a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3524 Donna Kay Drive, Nashville, TN 37211

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 26th day of July, 2007.

Wallicia M. Perdue

Pele McDaniels

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 **Wallicia M. Perdue and Pele McDaniels**, 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, this 26th day of July, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075

