WARRANTY DEED

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 25, 2010

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2007

Notary Public:

MY COMMISSION EXPIRES: 9-25-10
(AFFIX SEAL)

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:
Juan Francisco Velasco	Peoples Home Equity, Inc.	Parcel ID:
213 Tenonwood Court	4300 Sidco Dr., Ste. 200	15003012300
Antioch, TN 37013	Nashville, TN 37204	

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

Marion S. White, f/k/a Marion A. Southall and husband, Calvin White

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

Juan Francisco Velasco

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. 67 and the northerly part of Lot 68 Tenonwood Estates Resubdivision of Lots 67, 68, and 69 in Lakeshore Woods, Section 3, as shown by plat of record in Plat Book 8250, Page 86, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Marion A. Southall by deed from James Deatrick, Jr. and Marty L. Penix, of record in Book 11748, Page 218, dated October 22, 1999, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6230, Page 385, 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 86, said Register's Office.

Marion S. White and Marion A. Southall being one in the same person.

The said Calvin White joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 213 Tenonwood Court, 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 24th day of August, 2007.

Marion S. White

Calvin White

Davidson County DEEDWARR
Recvd: 09/04/07 15:40 2 pgs
Fees:13.00 Taxes:543.90
20070904-0106134

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 Marion S. White and Calvin White, 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 Nashville, Tennessee, this 24th day of August, 2007.

My Commission Expires: 3/7/11

Notary Public

