WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/08 09:38 2 pgs
Fees:13.00 Taxes:333.00

20080219-0015616

G-VRE-08-1227

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICK MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.

My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kwame Asare	People's Home Equity, Inc.	
1227 North 2nd Street	(NAME) 4300 Sidco Drive, Ste. 200	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37204	71-15-333.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAMSAMN G. VARGHESE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KWAME ASARE AND WIFE, SERWAA ASARE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 78 ON THE PLAN OF BENEDICT LAND CO.'S SUBDIVISION OF THE LINDSLEY TRACT, OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 78 FRONTS 50 FEET ON THE WESTERLY MARGIN OF NORTH SECOND STREET AND EXTENDS BACK, BETWEEN PARALLEL LINES 181 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RAMSAMN G. VARGHESE BY CORRECTIVE SPECIAL WARRANTY DEED FROM HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO PEOPLE'S CHOICE HOME LOAN SECURITIES TRUSTEE SERIES 2005-3, MORTGAGE BACKED NOTES, SERIES 2005-3, RECORDED ON THE 20TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070620-0073865, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
ALSO, BEING THE SAME PROPERTY CONVEYED TO DEBORAH SMITH,MARRIED,BY WARRANTY DEED FROM JULLIAN ETHERINGTON, A SINGLE PERSON,OF RECORD IN INSTRUMENT NO: 20041110-0135669, REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1227 North 2nd Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 12th day of February, 2008.

Ramsamn G. Varghese

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ramsamn G. Varghese, the within named bargainor, 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 the 8th day of February, 2008.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



My Commission Expires May 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903