WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/08 10:03 3 pg
Fees:18.00 Taxes:307.10

20080331-0031704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$83,000.00**

Charmaine Brown
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **27TH DAY OF MARCH, 2008.**

ROBERT CARR SON
NOTARY PUBLIC OF TENNESSEE
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Charmaine Brown	**Peoples Home Equity, Inc. ISAOA/ATIMA**	**080-120-003.00**
3207 Crowe Drive	**4300 Sidco Drive, Ste. 200**	
Nashville, TN 37218	**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,

Geri McBride, not married

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

Charmaine Brown,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2008 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 3300, page 91, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 3465, page 403, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **3207 Crowe Drive**
Nashville, TN 37218

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 not 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 ever 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 my hand this **27th** day of **March, 2008**.

Geri McBride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Geri McBride**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON TN 37115

This 27th day of March, 2008.

Notary Public

My Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

Located in Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 311 on the plan of Bordeaux Gardens, Section One, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 311 fronts 63.0 feet the westerly margin of Crowe Drive and extends back 138.95 feet on the southerly line and 142.0 feet on the northerly line to a broken line in the rear, measuring 48.65 feet thereon.

Being the same property conveyed to Geri McBride, not married by Quitclaim Deed from Roy L. Brock, not married, filed for record 02/24/2006 in Instrument No. 20060224-0021746, Register's Office for Davidson County, Tennessee.