Davidson County DEEDWARR
Recvd: 03/31/08 14:57 1 pg
Fees:13.00 Taxes:647.13

20080331-0032143

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of March, 2008

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20080066

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary Orlando	SAME	071.15-0-284.00
1214 Joseph Avenue		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Peace Valley Properties, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mary Orlando**, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the southerly 4 feet of Lot No. 45 and the Northerly 46 feet of Lot No. 46 on the Plan of C. F. Sharpe and W. L. Horn's 2nd subdivision of Lindsley Property in N. E. Nashville, as shown of record in Book 161, page 53, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peace Valley Properties, Inc., a Tennessee Corporation by Warranty Deed from Home Lenders Trust, Inc., a Florida Corporation dated July 13, 2007 and recorded July 23, 2007 in Instrument # 20070723-0087068, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1214 Joseph Avenue, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 27th day of March, 2008:

William A. Bruster, President

Peace Valley Properties, Inc., a Tennessee Corporation
BY: William A. Bruster, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared William A. Bruster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, **acknowledged such person to be President (or other officer authorized to execute the instrument) of Peace Valley Properties, Inc., a Tennessee Corporation the with in named bargainor, a limited liability company, and that such president or officer as such Presdident, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.**

Witness my hand and seal this the 27th day of March, 2008.

NOTARY SIGNATURE
Notary Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY