WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deirdre Jones	Peoples Home Equity, Inc.	13500020600
(NAME)	(NAME)	
2619 Smith Springs Road	4300 Sidco Drive, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kenneth M. Holt and wife, Mary Ann Holt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deirdre Jones and Darryl Jones, wife and husband,, 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:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee and being part of Lot No. 3 on the Plat of the Division of the Estate of John C. Estes, deceased, as of record in minute book "J" Page 170 County Court for said County, described according to a survey made by George W. Watkins, Surveyor, July 28, 1958 as of follows:

Beginning in the center of the new part of Smith Springs Road at a point 400 feet west of the northwest corner of the property conveyed to Buren Mack Bruce and wife, by deed from L. T. Stevens and wife, of record in Book 2856, page 347, Register's Office for said County; thence with the center of said Road westerly 80 feet; thence south 24° 20' west 314.5 feet; thence south 87° east 91 feet to a point 452 feet west of the southwest corner of the Bruce property; thence North 23° 00' east 280.3 feet to the beginning.

Included in the above description but specifically excluded therefrom is that portion of the property sold to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8287, Page 887, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Kenneth M. Holt from Bobbie D. Holt, by Quit Claim Deed dated February 6, 1985, of record in Book 6557, Page 419, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth M. Holt and wife, Bobbie D. Holt from James T. Stevens and wife, Lavon Stevens, by deed dated September 19, 1972, of record in Book 4639, page 319 in the records for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Mary Ann Holt joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 2619 Smith Springs Road, Nashville, TN 37217

(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 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.

Davidson County DEEDWARR
Recvd: 05/09/08 12:46 2 pg
Fees:13.00 Taxes:503.20

20080509-0048253

APR. 30. 2008 9:52AM ADVANTAGE TITLE 615-777-2015 NO. 7234 P. 2

Witness my hand this 30th day of April, 2008.

Kenneth M. Holt

Mary Ann Holt

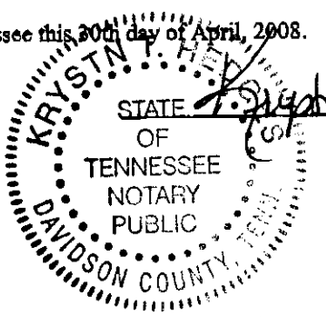
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth M. Holt and Mary Ann Holt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2008.

Commission expires: 5-2-2011



Notary Public

My Commission Expires MAY

APR. 30. 2008 9:52AM ADVANTAGE TITLE 615-777-2015 NO. 7234 P. 3