Space reserved for recording information:

BOX 13
14240

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

WARRANTY DEED

Preparer's File #-08D0300

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00 .

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 7-25-09

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
J. Matthew Fuller 2320 Milton Drive Nashville, Tennessee 37216	Peoples Home Equity, Inc. 4300 Sidco Drive, Suite 200 Nashville, TN 37204	073-01-0-177.00

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, CHARLES BOTTS AND WIFE, CHRISTY LYNN BOTTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto J. MATTHEW FULLER, UNMARRIED 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. 63 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee

Said Lot No. 63 fronts 70 feet on the easterly side of Milton Drive (Warrenton Place) and extends back between parallel lines 150 feet to a lone in the rear.

Being the same property conveyed to Charles Botts and Christy Lynn Botts by Quitclaim Deed from Robert J. Notestine, III, Trustee of record in Book 8138, page 8135, page 803, Register's Office for Davidson County, Tennessee. Being also the same property conveyed by Cynthia Diane Beam, formerly known as Cynthia Diane Botts, to Charles Botts, by Quitclaim Deed of Record at Instrument Number 20080415-0037862, Davidson County Register of Deeds.

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

( ) unimproved
This is (X) improved property known as **2320 Milton Drive, Nashville, Tennessee 37216**

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 **30th** day of **April, 2008**:

Charles Botts

Christy Lynn Botts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES BOTTS AND CHRISTY LYNN BOTTS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of April, 2008.

Notary Public

My Commission Expires: 9/29/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 05/15/08 10:01 1 pgs
Fees:13.00 Taxes:539.83

20080515-0049912