This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/03/08 14:20 6 pgs
Fees:33.00 Taxes:473.23
20080603-0056630

Address New Owner As:	**Send Tax Bills To:**	**Map & Parcel Number:**
Angela D. Moreland 7031 Bonnavent Drive Hermitage, TN 37076	Peoples Home Equity, Inc. 4300 Sidco Drive, Suite 200 Nashville, TN 37204	74-8/40.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **FRANK E. STRATTON, JR.,** and wife, **BETTIE STRATTON** (hereinafter collectively referred to as the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **ANGELA D. MORELAND** (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, her successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

AM

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except as herein set forth; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantees are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 2nd day of June, 2008.

Frank E. Stratton Jr.

Frank E. Stratton, Jr.

Bettie Stratton

Bettie Stratton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $127,900.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2008.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 05/23/09

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

AM

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 Frank E. Stratton, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at office, this 2nd day of June, 2008.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 05/23/09

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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 Bettie Stratton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at office, this 2nd day of June, 2008.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 05/23/09

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

AM

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 789 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 789 fronts 80.00 feet on the westerly side of Bonnavent Drive and extends back between lines, 150.45 feet on the northerly side and 150.60 feet on the southerly side, to a dead line, measuring 80.00 feet.

Being the same property conveyed to Frank E. Stratton, Jr., and wife, Bettie Stratton, by deed from Virginia Sweeney, of record as Instrument No. 20070529-0063286, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7031 Bonnavent Drive, Hermitage, Davidson County, Tennessee 37076.

AM

Exhibit B

Exceptions

1. Easements, notes and other matters shown on the plat of Hermitage Hills Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

2. 2008 property taxes, which are being prorated and are being assumed by Grantee.

3. Easements for utilities serving the property.

AM

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public For The State Of Tennessee
My Commission Expires: 05/23/09

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

General Warranty Deed – Stratton to Moreland
June 2, 2008