Davidson County DEEDWARR
Recvd: 08/07/08 13:11 2 pgs
Fees:13.00 Taxes:601.25
20080807-0081598

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Gay Ward 2752 Windcrest Trail Antioch, Tennessee 37013	SEND TAX BILLS TO: Peoples Home Equity, Inc. 4300 Sidco Dr., Ste. 200 Nashville, TN 37204	MAP-PARCEL NUMBERS: 150-16-O-A;27.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KAREN LINVILLE, as Trustee of the 2752 Windcrest Trail Land Trust

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

GAY WARD, unmarried

HEREINAFTER called the GRANTEE, his heirs and assigns, a 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. 111 on the Final Plat of Windhaven Shores, Section One, of record in Instrument No. 20030219-0021779, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Karen Linville, as Trustee under that certain land trust dated 27 day of December 2007, and referred to as the 2752 Windcrest Trail Land Trust, by warranty deed from Juli Pate and Timothy Pate, husband and wife, of record in Instrument No. 20080710-0071111 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This is improved property known as **2752 Windcrest Trail, Antioch, Tennessee 37013.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 4th day of August, 2008.

Karen L. Linville, Trustee

KAREN LINVILLE, as Trustee
Of the 2752 Windcrest Trail Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KAREN LINVILLE, as Trustee, with the full authority to sell and convey,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 4th day of August, 2008.

NOTARY PUBLIC
My Commission Expires: 10-29-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $162,500.00.

AFFIANT

Sworn to and subscribed to before me this 4th day of August, 2008.

NOTARY PUBLIC

My Commission Expires: 10-29-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY