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Davidson County DEEDWARR
Recvd: 10/17/08 15:37 2 pgs
Fees:13.00 Taxes:391.83
20081017-0104768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2008.

Notary Public

My Commission Expires NOV 22, 2008

DARRIS BILLINGSLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin E. Pickney	Peoples Home Equity, Inc.	**06111005100**
(NAME)	(NAME)	
4005- Burrus Street	4300 Sidco Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, Vickie Stout, a single person, now known as Vickie L. Shaffer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin E. Pickney, a single person, 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 Davidson County, Tennessee, being parts of Lot 21 and 22 on the Plan of Maplewood Manor, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, and being shown as Lot No. 3 of an unrecorded subdivision of said lot and described partly according to a survey by James A. Hamilton, Jr., Surveyor, June 12, 1952, as follows:

SAID parts of Lots No. 20 and 21 front 70 feet on the westerly margin of Burrus Avenue and extend back between parallel lines 190 feet on the southerly line and 190 feet on the northerly line to a line on the rear with it measures 70 feet.

BEING the same property conveyed to Vickie Stout, a single person by Warranty Deed from Carol A. Cooper dated April 17, 1992 and filed for record in Book 8612, page 441 and re-recorded in Book 8659, page 156 in the Register's Office for Davidson County, Tennessee. Vickie Stout, having since married, is now known as Vickie L. Shaffer. William Harry Shaffer, husband of Vickie L. Shaffer died July 1, 2001.

unimproved ☐
This is improved ☒ property, known as **4005- Burrus Street, Nashville, TN 37216**
(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.

Witness my hand this **14th day of October, 2008.**

Vickie Stout now known as Vickie L. Shaffer
by Lenora L. Brogdon, Attorney-in-fact

Vickie Stout now known as Vickie L. Shaffer
By Lenora L. Brogdon, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Lenora L. Brogdon** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Attorney-in-Fact of **Vickie Stout now known as Vickie L. Shaffer** the within named bargainor, and she as such Attorney-in-Fact being authorized so to do, executes the foregoing instrument for the purposes therein contained as the free act and deed of the said **Vickie Stout now known as Vickie L. Shaffer.**

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2008.

Commission expires: November 22, 2008

Darris Billingsley Notary Public

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008