WARRANTY DEED

G-HD-08-2865

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

PATRICIA HODGES NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

5/8/2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Bryant	Peoples Home Equity, Inc.	
2865 Old Matthews Road (ADDRESS)	4300 Sidco Drive, Suite 200 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	59-16-192.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CATHERINE L. DODD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBORAH BRYANT, 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:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE WEST MARGIN OF OLD MATTHEWS ROAD, FORMERLY MANILA STREET, APPROXIMATELY 350.00 FEET NORTH OF THE INTERSECTION OF OLD MATTHEWS ROAD AND CHRIS STREET. SAID PARCEL BEING LOT 8 OF HICKORY HEIGHTS, NOT OF RECORD, BY Z.J. WILKINSON, DATED MAY 22, 1948 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY OF OLD MATTHEWS ROAD, SAID PIN BEING THE NORTHEAST CORNER OF LOT 7 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT, THENCE, LEAVING OLD MATTHEWS ROAD WITH THE NORTH LINE OF LOT 7, NORTH 84 DEGREES 06 MINUTES 58 SECONDS WEST, 150.00 FEET TO AN IRON PIN; THENCE WITH THE EAST LINE OF LOT 38, NORTH 06 DEGREES 16 MINUTES 31 SECONDS EAST 50.00 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHWEST CORNER OF SUBJECT LOT AND THE SOUTHWEST CORNER OF LOT 9; THENCE, WITH THE SOUTH LINE OF LOT 9, SOUTH 84 DEGREES 06 MINUTES 58 SECONDS
EAST, 150.00 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY OF OLD MATTHEWS ROAD, SAID PIN BEING THE SOUTHEAST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF SUBJECT LOT; THENCE SOUTH 06 DEGREES 16 MINUTES 31 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CATHERINE L. DODD, UNMARRIED BY WARRANTY DEED FROM MELVIN D. JARRETT, MARRIED AND DENISE K. JARRETT, RECORDED ON THE 5TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060905-0109134 RE-RECORDED AT INSTRUMENT NO. 20061109-0139465, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

HIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE AND/OR NOT SHOWN HEREIN.

unimproved ( )

This is improved (X) property, known as 2865 Old Matthews Road, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 12/23/08 10:45 2 pgs
Fees:13.00 Taxes:469.53
20081223-0122297

Witness my/our hand(s) this 16th day of December, 2008.

Catherine L. Dodd

STATE OF Tennessee
COUNTY OF Davidson

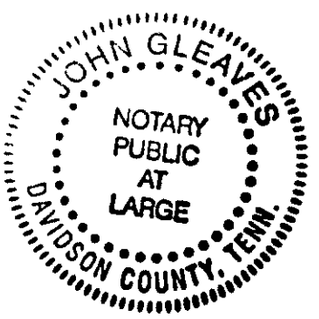
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine L. Dodd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903