Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $114,500.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2009.

Notary Public
My commission expires: 11/22/10

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Davidson County DEEDWARR
Recvd: 03/04/09 08:41 2 pgs
Fees:13.00 Taxes:423.65
20090304-0019003

Address of New Owner:	Send Tax Bills to:	Tax Information
Peggy Boyd 4836 Highlander Cove Antioch, TN 37013	Quicken Loans, Inc. 20555 Victor Parkway Livonia, MI 48152	163-02-A-012.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vanessa Thomas, ummarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Peggy Boyd, married,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Hickory Highland Place, Section 3, Phase 1, Highlander Cove, of record in Instrument 200310140151901, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vanessa Thomas, unmarried by deed from Jerry Butler Builders, LLC of record in Instrument #200506060063788, re-recorded in Instrument 200507290089218, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4836 Highlander Cove, Antioch, TN 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 20th day of February, 2009.

Vanessa Thomas

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 **Vanessa Thomas,** the bargainor(s), 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 official seal at Franklin, Tennessee, this the 20th day of February, 2009.

Notary Public

My Commission expires: _____

FILE NO: 2009021132

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010