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Davidson County DEEDWARR
Recvd: 06/08/09 10:53 3 pgs
Fees:18.00 Taxes:629.00
20090608-0052870

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of June, 2009, by and between John Michael Boudoucies and Nichole Boudoucies, husband and wife, party of the first part, and Christiana M Smolko, and unmarried woman , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 208 on the resubdivision of Lot Nos. 208 and 209 of Larchwood Subdivision, Section 2, as of record in Plat Book 5190, Page 523, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to John Michael Boudoucies by virtue of that certain Quit Claim Deed dated November 1, 1995, at Instrument No. Book 10133, Page 875 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 5479, Pages 443-450; Book 5158, Page 918 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John Michael Boudoucies

Nichole Boudoucies

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Michael Boudoucies and Nichole Boudoucies, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of June, 2009.

Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Christiana M Smolko
3509 Elm Hill Pike
Nashville, TN 37214

Tax Parcel No 10808005100

Property Address: 3509 Elm Hill Pike
Nashville, TN 37214

MAIL TAX
BILLS TO: Peoples Home Equity, Inc.
213 Ward Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

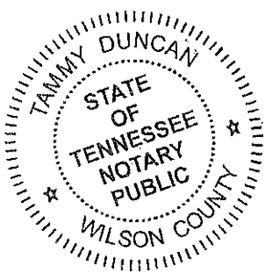
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of June, 2009.

Notary Public

My Commission Expires: 1/23/2011



Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of Tennessee
County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is ~~true~~ and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee
Notary Public
Wilson Co.