Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090040450 DEEDWARR
Recvd: 06/17/09 14:10 2 pgs
Fees:13.00 Taxes:477.30
20090617-0056419

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N15655

Property Address:
6420 Paddington Way, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Lovell, Sr. and wife Erica Lovell,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Property Acquisitions, Inc., Earl Perkins, an unmarried man and Lynda Vasquez, a married woman,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 138, on the Plan of Long Hunter Chase, Phase I, Section 2, as shown by plat of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Floy Lee Lovell, dated May 6, 2005, and recorded February 15, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 20060215-0018582.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 29 day of May, 2009.

John Lovell, Sr. {Seal}

TRACIE S. MATHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TENNESSEE
County of Davidson

On this the 29 day of May, 2009, before me, the undersigned officer, personally appeared John Lovell, Sr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public
My Commission expires: November 29, 2010

Erica Lovell {Seal}

State of TENNESSEE
County of Davidson

On this the 29 day of May, 2009, before me, the undersigned officer, personally appeared Erica Lovell, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public
My Commission expires: 11/12/2012

TINA TARACZKOZY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Comm. Expires November 12, 2012

I hereby swear or affirm that the actual consideration for this transfer or the value of the property, whichever is greater is $129,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 29 of May, 2009.

Notary Public

My Commission expires: 9.19.2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Name of Owner and Property Address:
Property Acquisitions Inc.
4420 Paddington Way
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Gregory J. Bayer
2016 Annie Ct.
Springfield TN 37172

Tax Parcel ID#: 151-09-0-A-138.00CO