BOK3
#15114

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2009.

Notary Public
My commission expires:

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

04-0905-53472

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary R. Proctor 3520 Longhaven Crossing Antioch TN 37013	Peoples Home Equity, Inc. 213 Ward Circle, Ste. 201 Brentwood, TN 37027	164-13-0-014.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michele L. Huffman Broxton* and husband, Richie Broxton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary R. Proctor, unmarried, hereinafter called the Grantees, their successors 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 Lot No. 313, on the Plan of Section One, Asheford Crossing, of record in Book 7900, Page 937, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michele L. Huffman by deed from Christopher S. Richards and wife, Susan H. Richards, dated December 3, 2003, recorded December 5, 2003, of record in Instrument No. 20031205-0175269, Register's Office for Davidson County, Tennessee.

* Michele L. Huffman, having married Richie Broxton, is now known as Michele L. Huffman Broxton.

Richie Broxton joins in this conveyance to convey any and all interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3520 Longhaven Crossing, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090047237 DEEDWARR
Recvd: 07/14/09 12:13 2 pgs
Fees:13.00 Taxes:610.50
20090714-0065796

WITNESS my hand this 2 day of July, 2009.

Michele L. Huffman Broxton

Richie Broxton

STATE OF Missouri
COUNTY OF Phelps

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michele L. Huffman Broxton and Richie Broxton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Rolla (city), Missouri (state), this day of July, 2009.

Judy Mae Romine
Notary Public

JUDY MAE ROMINE NOTARY PUBLIC STATE OF MISSOURI COMM. #07480231

My Commission expires: 11-16-11