WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Edna Sue Cunliffe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2009.

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James C. East	People's Home Equity	Parcel ID:
605 Waxhaw Drive	213 Ward Circle; Ste 201	09611017600
Nashville, TN 37214	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Edna Sue Cunliffe, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James C. East and Melissa R. East, husband and wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 113, on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edna Sue Cunliffe by Quitclaim Deed from William James Cunliffe, of record in Book 6498, page 7, said Register's Office. See also deed of record in Book 5135, Page 800, and corrected in Book 5259, Page 477, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3341, Page 265; Book 3615, Page 38; Book 3346, Page 636, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 38, said Register's Office; (3) Sewer and Drainage Easement of record in Book 6249, Page 497, said Register's Office.

This conveyance is subject to any and all, ~~recorded and unrecorded~~ and recorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 605 Waxhaw Drive, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 18th day of September, 2009.

Edna Sue Cunliffe
Edna Sue Cunliffe

BILL GARRETT, Davidson County
Trans:T20090064260 DEEDWARR
Recvd: 09/21/09 10:01 2 pgs
Fees:13.00 Taxes:425.50
20090921-0087599

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna Sue Cunliffe, 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 Nashville, Tennessee, this 18th day of September, 2009.

My Commission Expires: 11-22-10

Notary Public

