WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090082467 DEEDWARR
Recvd: 12/07/09 09:57 2 pgs
Fees:13.00 Taxes:1023.05
20091207-0111526

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$276,500.00.**

Affiant

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

Notary Public
My Commission Expires (affix seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Patrick W. Martin	PEOPLES HOME EQUITY INC	092-16-0-234.00
622 Fatherland Street	213 WARD CIRCLE STE 201	
Nashville, TN 37206	BRENTWOOD, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J. Seth Jennings and William H. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Patrick W. Martin, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of J.S. Williams Addition to edgefield, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the southerly margin of Fatherland Street, the extension of Church Street, and extends back between parallel lines a distance of 210 feet to an alley in the rear.

Being the same property conveyed to J. Seth Jennings, from Dwight Waylene Burr and wife, Diane Anderson Burr, by Quitclaim deed of record in Instrument Number 20090204-0009564, Register's Office for Davidson County, Tennessee. Further conveyed to Andy Maloney, Trustee, from J. Seth Jennings and William Smallman by Quitclaim Deed and further conveyed to J. Seth Jennings and William Smallman from Andy Maloney, Trustee, by Quitclaim Deed of record in Instrument Number 20090224-0016086, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 45, Register's Office Davidson County, Tennessee..

This is improved property known as: **622 Fatherland Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 2, 2009.

J. Seth Jennings

William H. Smallman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings and William H. Smallman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 2, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY