WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2010

Notary Public:

MY COMMISSION EXPIRES: 11-29-2011 (AFFIX SEAL)

DARLENE EDWARDS ROBERTS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Ifeoma Frances Idoye .	Peoples Home Equity, Inc.	Parcel ID:
4504 Hawthorn Drive	213 Ward Circle	062020B22800CO
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

Laura Jane Davis and husband, Lance Davis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ifeoma Frances Idoye, unmarried
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. 186, on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, of record in Instrument 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Laura Jane Davis and husband, Lance Davis by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument 20060706-0081156, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20030213-0020075; Instrument 20060202-0012846; Instrument 20010402-0031520; Instrument 20000720-0071648; and Instrument 20030303-0027406, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060113-0005368, said Register's Office.

Power of Attorney of record in Instrument 20100114-0003540 said Register's Office.

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

Unimproved ( )

This is Improved (X) property, known as 4504 Hawthorn 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 our hands this 11th day of January, 2010.

Laura Jane Davis

Lance Davis by Laura Jane Davis Attorney in fact

BILL GARRETT, Davidson County
Trans: T20100002724 DEEDWARR
Recvd: 01/14/10 10:59 2 pgs
Fees: 13.00 Taxes: 666.00
20100114-0003541

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 Laura Jane Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Laura Jane Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Lance Davis as his/her/their Attorney in Fact as the free act and deed of the within named Lance Davis.
Witness my hand and official seal at Nashville, Tennessee the 11th day of January, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.