WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100003835 DEEDWARR
Recvd: 01/20/10 14:45 2 pgs
Fees:13.00 Taxes:440.30
20100120-0004977

G-VRE-09-434

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF January, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/20/10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian Bryan	Peoples Home Equity (NAME)	
434 Old Hickory Blvd West	213 Ward Cir.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood TN. 37027	42-12-59.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we AMY MCCORKLE COVINGTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JILLIAN BRYAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 100 FEET OF LOT NO. 9 AND THE SOUTHERLY 5 FEET OF THE EASTERLY 100 FEET OF LOT NO. 10 ON THE PLAN OF W.W. GRAY'S PROPERTY AT MADISON, TENNESSEE, AS OF RECORD IN BOOK 974, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 9 FRONTS 100 FEET ON THE NORTHERLY SIDE OF HALL'S LANE SECTION OF OLD HICKORY BOULEVARD AND TOGETHER WITH SAID PART OF LOT NO. 10 RUNS BACK BETWEEN PARALLEL LINES, 155 FEET TO A DEAD LINE. INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT TRACT OF LAND CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY RIGHT-OF-WAY DEED FOR HIGHWAY PURPOSES OF RECORD IN BOOK 4824, PAGE 205, SAID REGISTER'S OFFICE, BEING A PART OF LOTS 9 AND 10 OF THE PLAN OF THE W.W. GRAY PROPERTY OF RECORD IN BOOK 974, PAGE 22, AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF OLD HICKORY BOULEVARD AND THE EASTMARGIN OF GRAY AVENUE, THENCE ALONG THE SAID EAST MARGIN NORTH 1 DEG. 59 MIN. 36 SEC. EAST 54.9 FEET TO A POINT, THENCE NORTHWARDLY AND EASTWARDLY ALONG A CURVE LEFT HAVING A RADIUS OF 25 FEET FOR 40.2 FEET TO A POINT; THENCE ALONG A CURVE RIGHT HAVING A RADIUS OF 11,505 FEET EASTERLY 73.9 FEET TO A POINT; THENCE SOUTH 1 DEG. 33 MIN. WEST 26.4 FEET TO A POINT IN THE SAID NORTH MARGIN, THENCE ALONG THE SAID NORTH MARGIN SOUTH 87 DEG. 59 MIN. WEST 100.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 2897 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO AMY MCCORKLE BY WARRANTY DEED FROM JOHN ANDREW QUALLS, UNMARRIED, RECORDED ON THE 30TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020830-0105590, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AMY MCCORKLE IS NOW MARRIED AND KNOWN AS AMY MCCORKLE COVINGON.

THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 974, PAGE 22; BOOK 7450, PAGE 232; AND BOOK 4824, PAGE 205, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 434 Old Hickory Blvd West, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of January, 2010.

Amy McCorkle Covington

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy McCorkle Covington, the within named bargainor, 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, this the 15th day of January, 2010.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
January 7, 2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903