WARRANTY DEED

R-CBB-10-4837

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-25-12
(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Agee	People's Home Equity (NAME)	
4837 Lynn Drive (ADDRESS)	213 Ward Circle Ste. 201 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, Tn 37027 (CITY) (STATE) (ZIP)	133-14-44.00

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, we T. LANCE PENIX AND WIFE JESSICA PENIX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID AGEE, 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 LOT NO. 83 ON THE PLAN OF ELYSIAN PARK OF RECORD IN PLAT BOOK 2331, PAGE 32, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE.

SAID LOT NO. 83 FRONTS 100 FEET ON THE NORTHERLY SIDE OF LYNN DRIVE AND RUNS BACK BETWEEN LINES, 228.7 FEET ON THE EASTERLY LINE AND 250 FEET ON THE WESTERLY LINE IN THE REAR ON WHICH IT MEASURES 102 FEET.

BEING THE SAME PROPERTY CONVEYED TO T. LANCE PENIX, UNMARRIED BY DEED FROM LILLIAN COLEMAN-GORDON, UNMARRIED OF RECORD AS INSTRUMENT NO. ~~20040608-0067893~~, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 28, 2004.
#20040608-0067893

unimproved ( )
This is improved (X) property, known as 4837 Lynn Drive, Nashville, Tennessee 37211
(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.

BILL GARRETT, Davidson County
Trans: T20100023629 DEEDWARR
Recvd: 04/21/10 10:51 2 pgs
Fees: 13.00 Taxes: 761.83
20100421-0030070

Witness my/~~our hand~~(s) this 12th day of April, 2010.

T. Lance Penix

Jessica Penix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, T. Lance Penix and Jessica Penix, 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 12th day of April, 2010.

Notary Public

My Commission Expires: 3-18-14

(SEAL)

PATRICIA MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

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