BILL GARRETT, Davidson County
Trans:T20100026810 DEEDWARR
Recvd: 05/05/10 13:54 2 pgs
Fees:13.00 Taxes:625.30

20100505-0034126

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, $ 169,000.00 whichever is greater, for this transfer is

Affiant

Subscribed and sworn to before me, this 29th day of April, 2010

Notary Public

My commission expires: 11/7/12

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kelly J. Lee	Peoples Home Equity, Inc.	164100A16700CO
3045 Summercrest Trail	213 Ward Circle; Ste 201	
Antioch , TN 37013	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 ACKNOWLEDGE, WE,

Diane Blackburn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly J. Lee , married

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:

Land in Davidson County, Tennessee, being Lot 345, VILLAGE THREE, SUMMERFIELD, as shown on plat of record in Instrument No. 20001006-0099706, as corrected at Instrument No. 20050105-0001969, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Diane Blackburn by Warranty Deed from Phillip B. Flowers and Sharon L. Flowers, recorded on the 29th day of June, 2005 in Instrument No. 20050629-0074734, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Instrument No. 20001006-0099706, as corrected at Instrument No. 20050105-0001969 , Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3045 Summercrest Trail, Antioch , TN 37013.

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 in 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/our hand(s) this 29th day of April, 2010.

Diane Blackburn

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, a Notary Public of said County and State, Diane Blackburn , the within named Grantors, 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, at office, this 29th day of April, 2010.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: March 19, 2012**

JANA DRURY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN