BILL GARRETT, Davidson County
Trans:T20100033552 DEEDWARR
Recvd: 06/03/10 09:36 2 pgs
Fees:13.00 Taxes:573.13
20100603-0042767

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN OSWALD AND JENNIFER OSWALD, husband and wife	Peoples Home Equity, Inc.	
	(NAME)	
681 Hardin Shire Drive	213 Ward Circle, Ste. 201	064-13-0A-001
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD B. HODGKINSON AND WIFE, NANCY HODGKINSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN OSWALD AND JENNIFER OSWALD, husband and wife, hereinafter called the Grantees, 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(S) 1, AS SHOWN ON THE MAP ENTITLED THE VILLAGES AT SOUTHFORK, OF RECORD AS PLAT BOOK 6900, PAGE 482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHARD B. HODGKINSON AND WIFE, NANCY HODGKINSON, BY DEED FROM CRAIG JUDSON CLARK, OF RECORD AS INSTRUMENT NO. 20050524-0058765 AND RECORDED IN INSTRUMENT NO. 20050606-0064350, DATED MAY 20, 2005, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 681 Hardin Shire Drive, Old Hickory, TN 37138
(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 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 my/our hand(s) this 1st day of June, 2010.

Richard B. Hodgkinson
RICHARD B. HODGKINSON

WARRANTY DEED
(Continued)

NANCY HODGKINSON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD B. HODGKINSON AND WIFE, NANCY HODGKINSON, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072