THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***128,200.00.

Ricky Brown
Affiant

Subscribed and sworn to before me this 28 day of May, 2010.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20100034791 DEEDWARR
Recvd: 06/08/10 11:20 2 pgs
Fees:13.00 Taxes:474.34
20100608-0044421

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Brandon H. Brodley
3817 Creekside Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO

Peoples Home Equity Inc.
213 Ward Circle, Suite 201
Brentwood, TN 37027

MAP & PARCEL NOS.

MAP 148-10-0
PARCEL 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Eight Thousand Two Hundred and 00/100 Dollars ($***128,200.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Ricky Brown and wife, Cornelia Severino Brown, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Brandon H. Brodley, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 99 on the Plan of Blanchard Heights Subdivision of record in Book 2663, page 62 and 63 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ricky Brown and wife, Cornelia Severino Brown, by Quitclaim Deed dated December 6, 2009, from Ricky Brown of record as Instrument No. 20091210-0112958 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3817 Creekside Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, hisr heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Blanchard Heights Subdivision of record in Book 2663, page 62 and 63, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 28 day of May, 2010.

Ricky Brown

Cornelia Severino Brown

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 Ricky Brown and Cornelia Severino Brown, the 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 28 day of May, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
G-VRE-10-3817