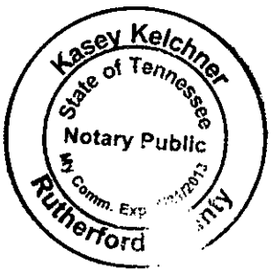
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,990.00

LaLen McAdoo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
15743

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Dotson	Peoples Home Equity, Inc.	0510801690
(NAME)	(NAME)	
210 E Due West	213 Ward Circle, Ste. 201	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Jean Reed Crowell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Dotson unmarried, 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, in the 11th Civil District, being Lot No. 3 on the unrecorded Map of Core Subdivision and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, dated December 5, 1954, as follows: BEGINNING at a point in the southerly margin of Due West Avenue, the corner of Lots 2 and 3; being 352 feet east of the east margin of Argle Avenue; thence with the line between said lots, south 3 deg. 45' east 150 feet to a point; thence south 75 deg. 15' east 57 feet to a point; the corner of Lots 3 and 4; thence with the line between said lots, north 4 deg. 45' east 162 feet to the south margin of said Avenue; thence with the margin of the same, south 86 deg. 15' west 80 feet to the point of beginning.

Being the same property conveyed to H. Don Reed and wife, Jean Reed, by deed of record in Book 10995, Page 615, Register's Office for Davidson County, Tennessee. H. Don Reed having since died. Jean Reed now known as Jean Reed Crowell.

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 210 E Due West Avenue, Madison, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20100035044 DEEDWARR
Recvd: 06/09/10 10:40 2 pgs
Fees:13.00 Taxes:277.46
20100609-0044717

Witness my hand this 4th day of June, 2010.

Jean Reed Crowell

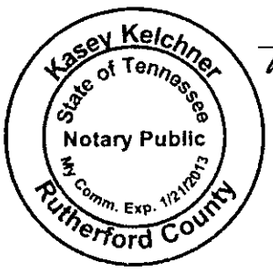
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Reed Crowell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of June, 2010.

Commission expires:



Notary Public