WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2010

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charity A. Jones	Peoples Home Equity	150-03-032.00
(NAME)	(NAME)	
3432 Timber Trail Drive	213 Ward Circle #201	
(ADDRESS)	(ADDRESS)	2010-0142
Antioch, TN 37013	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, Charles W. Neighbors, a married person and Katherine L. Neighbors, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charity A. Jones, an unmarried woman 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of The Country, Section 2, of record in Plat Booki 5050, page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles W. Neighbors and Katherine L. Neighbors by Special Warranty Deed from US Bank National Association, as Trustee for Credit Suisse First Boston CSFB 2004-AR3, Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A., dated October 23, 2099, of record in Instrument No. 20091030-0100164, Register's Office of Davidson County, Tennessee.

Said property is not now nor has it ever been Grantors primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2010 Tax a lien but not yet due and payable. Map No. 150-03-032.00; Building lines and easements as shown on the plat of The Country, recorded in Plat Book 6900, at page 629, of the record of Davidson County, Tennessee.

This property, known as 3432 Timber Trail Drive, Antioch, TN 37013
(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:T20100036762 DEEDWARR
Recvd: 06/17/10 08:26 2 pgs
Fees:13.00 Taxes:582.75
20100617-0046981

Witness my/our hand(s) this 11TH DAY OF JUNE, 2010.

Charles W. Neighbors

Charles W. Neighbors

Katherine L. Neighbors

Katherine L. Neighbors

STATE of Tennessee
COUNTY of Williamson

Before me, the undersigned,a Notary Public in and for State and County, personally appeared Charles W. Neighbors and Katherine L. Neighbors, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2010.

Notary Public My Commission Expires: 7-2-12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY