PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100040988 DEEDWARR
Recvd: 07/02/10 15:31 2 pgs
Fees:13.00 Taxes:987.90
20100702-0052395

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50505
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Todd Moran Jaime Lyn Moran 4609 Sandy Creek Road Nashville, Tennessee 37221	Peoples Home Equity, Inc. 750 Old Hickory Blvd., Suite I-285 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 155150A05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$267,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian P. Reese and spouse, Patricia B. Reese**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd Moran and spouse, Jaime Lyn Moran,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 56, on the Plan of Stonemeade, Section III, of record in Book 7900, Page 478, Register's Office for said County to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Brian P. Reese and wife, Patricia B. Reese, by Warranty Deed from William N. Scott and wife, Jean S. Scott, dated February 27, 2003 and recorded on March 4, 2003 of record in Document No. 20030304-0028018, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 478, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; Declaration of Covenants, Conditions and Restrictions of record in Book 7701, Page 290, Book 8349, Page 43, Book 8517, Page 992 and Book 8810, Page 840, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4609 Sandy Creek Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2010.

Brian P. Reese

Patricia B. Reese

State of TENNESSEE
County of DAVIDSON

On this 28th day of June, 2010 , before me the undersigned authority, personally appeared Brian P. Reese and Patricia B. Reese , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

CHRISTY M. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $267,000.00

Affiant

Sworn and subscribed before me this the 28th day of June, 2010

Notary Public

My Commission Expires: _____

CHRISTY M. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011