WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Darline Jean-Philippe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Darline Jean-Philippe	Peoples Home Equity, Inc.	Parcel ID:
2705 Vance Ave.	213 Ward Circle; Ste 201	08106003600
Nashville, TN 37208	Brentwood, TN 37027	

FOR AND IN 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

Barton Elliott Harris, Executor of the Estate of Wilma Jean Stewart

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Darline Jean-Philippe , 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:

BEING Lot No. 76, on the Plan of Cumberland Gardens, of record in Plat Book 2900, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plat reference is hezreby made for a more complete legal description.

Being the same property conveyed to Elvin D. Stewart and wife, Wilma L. Stewart by deed from W. L. Bainbridge, III, of record in Book 2957, Page 113, Register's Office for said County, dated August 17, 1959. The said Elvin D. Stewart having predeceased Wilma L. Stewart. The said Wilma L. Stewart died testate on August 14, 2008, and the Estate was admitted to Probate as Probate No. 08P-1960 of record in Probate Court for Davidson County, Tennessee. The Grantor herein executes this instrument as Executor of the Estate of Wilma Jean Stewart pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 08P-1960.

Wilma L. Stewart and Wilma Jean Stewart being one in the same person.

This conveyance is subject to Restrictions of record in Book 2909, Page 135, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Pages 3 and 4, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2705 Vance Ave., Nashville, TN 37208

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 hand this 6th day of July, 2010.

Estate of Wilma Jean Stewart

BY: Barton Elliott Harris
Barton Elliott Harris, Executor

BILL GARRETT, Davidson County
Trans:T20100041856 DEEDWARR
Recvd: 07/08/10 13:03 2 pgs
Fees:13.00 Taxes:259.00

20100708-0053527

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 Barton Elliott Harris, Executor of the Estate of Wilma Jean Stewart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor of the Estate of Wilma Jean Stewart and as such Executor he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July 2010.

My Commission Expires: 11/7/12

Notary Public

