Davidson County DEEDWARR Recvd: 03/01/11 10:49 3 pgs Fees:18.00 Taxes:566.10 **20110301-0016337**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00 Affiant Subscribed and sworn to before me, this 25th DAY OF February, 2011. Notary Public MY COMMISSION EXPIRES: 5/14/2011 (AFFIX SEAL)

WARRANTY DEED

G-LS-11-5308

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Marilyn Presson	Peoples Home Equity	
5308 Georgia Avenue (ADDRESS)	213 Ward Circle, Ste 201 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	91-11-0-195.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHANIE SIEBE AND HUSBAND, MARK SIEBE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARILYN PRESSON, a married woman hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1217 AND 1219 AND PART OF LOT NOS. 1221 AND 1223, OF BLOCK 189 ON THE PLAN OF THE EXTENSION OF PLAN NO. 1, WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID LOTS FRONT 66 FEET ON THE NORTHERLY MARGIN OF GEORGIA AVENUE AND RUN BACK 150 FEET ON THE EASTERLY LOT LINE TO AN ALLEY, AND 152.3 FEET, MORE OR LESS, ON THE WESTERLY LOT LINE TO AN ALLEY, WHEREON IT MEASURES 94 FEET.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JACK LOUIS JAKOBIK, JR., MARRIED TO STEPHANIE SIEBE AS RECORDED ON THE 20TH DAY OF JULY, 2009 IN INSTRUMENT NO. 20090720-0067781 AND CASH DEED FOR TENNESSEE FROM MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. TO JACK LOUIS JAKOBIK, JR. AS RECORDED ON THE 17TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031017-0154403, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

MARK SIEBE, SPOUSE OF STEPHANIE SIEBE JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 173 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5308 Georgia Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of February, 2011.

Stephanie Siebe

Mark Siebe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Siebe, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 25th day of February, 2011.

Notary Public

My Commission Expires: 5-28-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF AZ
COUNTY OF Yavapai

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Siebe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of February, 2011.

Notary Public

My Commission Expires:

(SEAL)

WANDA R. LINCOLN
Notary Public - Arizona
Yavapai County
My Comm. Expires Aug 7, 2011

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

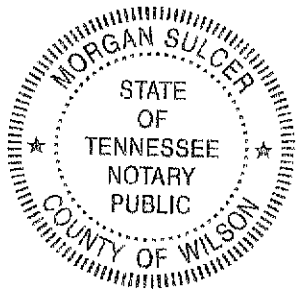
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013