Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2011.

Notary Public
My commission expires: 1-17-12

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO.

06-1102-74156

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel A. Pierce ~~3117 Demetros Pl.~~ 2479 Murfreesboro Rd #188 Nashville TN 37217	Peoples Home Equity, Inc. 213 Ward Circle, Ste. 201 Brentwood, TN 37027	136-05-0-A-083

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James A. Tapia and Marcia L.Tapia, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rachel A. Pierce, hereinafter called the Grantees, their successors 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, being Lot No. 40, on the Plan of Bayview Estates, Phase Six, (a Planned Unit Development), of record in Instrument No. 20020102-0000486, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Tapia and Marcia L. Tapia by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated October 31, 2002, recorded November 5, 2002, of record in Instrument No. 20021105-0135775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3117 Demetros Pl., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20110014190 DEEDWARR
Recvd: 03/09/11 11:00 2 pgs
Fees:13.00 Taxes:592.00
20110309-0018847

WITNESS my hand this 8th day of March, 2011.

James A. Tapia

Marcia L.Tapia

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James A. Tapia and Marcia L.Tapia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8th day of March, 2011.

Notary Public

My Commission expires: 01/17/12

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.