BILL GARRETT, Davidson County
Trans:T20110021824 DEEDWARR
Recvd: 04/13/11 12:49 2 pgs
Fees:13.00 Taxes:471.75
20110413-0028553

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 $127,500.00

Affiant

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

Subscribed and sworn to before me, this 11th day of April, 2011.

Notary Public
My commission expires: 1-17-12

06-1103-74172

Address of New Owner:	Send Tax Bills to:	Tax Information
Claude Arnoux	Peoples Home Equity, Inc.	075-14-O 032.00
8123 Gordon Lane	2685 N. Mount Juliet Road	
Hermitage TN 37076	Mount Juliet, TN 37122	

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, Shannon Denise Hunter, Executrix of the Estate of Raymond Forrest Bobo a/k/a Raymond F. Bobo, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Claude Arnoux, an unmarried man, 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. 102, on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond F. Bobo (erroneously referenced as Raymond E. Bobo in vesting deed) and wife, Doris M. Bobo (erroneously referenced as Dorris M. Bobo in vesting deed) by deed from Harold Reeves and Lorrelle Reeves, dated November 9, 1967, recorded November 13, 1967, of record in Book 4188, Page 463, Register's Office for Davidson County, Tennessee. Doris M. Bobo died in June, 1997 and Raymond F. Bobo died testate in May, 2009. Said Testator directed that all property he owned at his death be administered as part of his probate estate for the purposes of administration subject to the control of his executrix, Shannon Denise Hunter. His estate is currently being probated in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee - Docket No. 09P-1639.

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 8123 Gordon Lane, Hermitage, TN 37076

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.

WITNESS my hand this 11th day of April, 2011.

Shannon Denise Hunter, Executrix of the Estate of Raymond F. Bobo, deceased

Shannon Denise Hunter, Executrix
Of the Estate of Raymond F. Bobo, deceased

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said country and state, the within named Shannon Denise Hunter, Executrix of the Estate of Raymond F. Bobo, deceased, 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 in said capacity and for the purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 11th day of April, 2011.

Notary Public

My Commission Expires: 1/17/12

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
AT LARGE
WILSON CO. TENN.
My Commission Expires January 17, 12