BILL GARRETT, Davidson County
Trans:T20110023395 DEEDWARR
Recvd: 04/20/11 14:15 2 pgs
Fees:13.00 Taxes:569.80
20110420-0030551

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of April, 2011, by and between James E Cawthorne Jr and Lynn Cawthorne, ~~husband and wife~~*, party of the first part, and Anthony Sparrow and wife, Lindsay Sparrow, party of the second part.

*as tenants in common

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Lincoya Hills, as of record in Book 1835, Page 91, Register's Office for said County.

Said Lot No. 28 fronts 110 feet on the southerly side of Lumar Lane and runs back 213.8 feet on the easterly line and 150.2 feet on the westerly line, to a dead line, measuring 124 feet thereon.

Being all or part of the same property conveyed to James E. Cawthorne and Lynn Cawthorne, by virtue of that certain Quit Claim Deed dated January 5, 2011, at Instrument No. 201101252-0006744 in the Register's Office of Shelby County, Tennessee. Being previously conveyed to James E. Cawthorne and Irene S. Cawthorne, by Warranty Deed, of record at Book 2298, Page 467, in the said Register's Office,

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James E Cawthorne Jr

Lynn Cawthorne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James E Cawthorne Jr and Lynn Cawthorne, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Property Owner & Address:	Anthony Sparrow and wife, Lindsay Sparrow
Tax Parcel No	08412011100
Property Address:	2605 Lumar Lane Nashville, TN 37214
MAIL TAX BILLS TO:	Peoples Home Equity, Inc. 2685 N. Mt. Juliet Road Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $154,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Janel Johnson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of April, 2011.

My Commission Expires:_____

NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011