This Instrument Was Prepared By and Return To:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $165,500.00.

Hillary Torrence
Affiant

Subscribed and sworn before me this the 25th day of May, 2011.

Notary Public
My commission expires: 7-25-2012

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25 20[illegible]

BILL GARRETT, Davidson County
Trans:T20110032567 DEEDWARR
Recvd: 06/01/11 15:08 1 pgs
Fees:13.00 Taxes:612.35
20110601-0041854

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Katelyn Rose Colvin	Peoples Home Equity, Inc.	93-11C-5.00CO
123 Lea Ave., Unit 5	150 N. Seven Oaks Drive	
Nashville, TN 37210	Knoxville, TN 37922	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARR H. GARDNER, MARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KATELYN ROSE COLVIN, AN UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Barr H. Gardner by Warranty Deed from Paragon Relocation Resources, Inc., dated September 20, 2006, of record in Instrument No. 20060922-0117794, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 123 Lea Ave., Unit 5, Nashville, TN 37210.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 25th day of May, 2011.

Barr H. Gardner by Craig Milner, his attorney in fact

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of May, 2011, before me, the undersigned, Notary Public in and for said County and State, personally appeared Craig Milner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Barr H. Gardner by Power of Attorney dated May 9, 2011, and who acknowledged that he executed the same as the free act and deed of Barr H. Gardner.

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

My Commission Expires: 7-25-2012

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25 2012

Notary Public