THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110045270 DEEDWARR
Recvd: 07/26/11 14:46 2 pgs
Fees:13.00 Taxes:710.40
20110726-0057212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***192,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of July, 2011.

Notary Public

My Commission Expires 3/14/15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Eli Hooten 1021 Mitchell Road Nashville, Tennessee 37206	PeopleHome Equity 213 Ward Circle Brentwood, TN 37027	MAP 083-08-0 PARCEL 195.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Two Thousand and 00/100 Dollars ($***192,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Tyler F. Stevenson and wife, Natalie L. Wigg, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Eli Hooten and Jessica Moore, both unmarried, as joint tenants with right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 78 on the Plan of Rosewood Heights Subdivision, Section III, of record in Plat Book 2133, Page 61, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 78 fronts 69.0 feet on the east side of Mitchell Road and runs back between lines, 282.5 feet on the north line and 300.0 feet on the South line, to a dead line in the rear, which is a broken line, measuring 114.7 feet thereon.

Being the same property conveyed to Tyler F. Stevenson and wife, Natalie L. Wigg, by Warranty Deed dated February 15, 2008, from The Estate of James W. Fuller, Sr. and James W. Fuller, Jr., Joyce Ann Dotson and Michael Anthony Fuller by James W. Fuller, Jr., Trustee, as Devisees under the Last Will and Testament of James W. Fuller Sr., Deceased, of record as Instrument 20080221-0017234 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1021 Mitchell Road, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANTS with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Rosewood Heights, Section III, of record in Book 2133, page 61, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 22nd day of July, 2011.

Tyler F. Stevenson

By: Mitchell A. Watts
Attorney in Fact

Natalie L. Wigg

By: Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Tyler F. Stevenson and Natalie L. Wigg and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Tyler F. Stevenson and Natalie L. Wigg.

WITNESS my hand and official seal this 22nd day of July, 2011.

Notary Public

My Commission Expires: 3/4/13

ANNAH C. WISDOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY