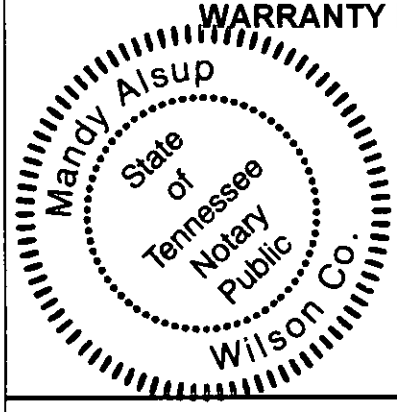
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack P. Hughes	Peoples Home Equity, Inc.	10804002700
(NAME)	(NAME)	
880 Norwalk Drive	213 Ward Circle, Ste. 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Gary Bryant, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jack P. Hughes and Mary Hughes, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 63 on the Plan of Larchwood, Section Two, of record in Plat Book 5200, page 57-59, Registers Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary Bryant, married by Deed from The Secretary of Housing and Urban Development, dated 07/13/2011 and filed for record on 07/18/2011 in Instrument 201107180054623, Register's Office for Davidson County, Tennessee.
The said property is investment property only and not a marital residence.

All matters as set forth per Plat Book 5200, Page 57-59, said Register's Office.
Restrictive Covenants of record in Book 5479, Page 443, as amended of record in Book 5681, Page 532, as amended of record in Book 5688, Page 696, as amended of record in Book 6011, Page 130, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of Harrell D. Cook Jr. (the foreclosed mortgagor) in the land or any claim that the foreclosure by Citimortgage Inc. (the foreclosing lender) is invalid.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaw and easements of record, (4) building restrictions, and (5) other matters of public reco

BILL GARRETT, Davidson County
Trans:T20110074207 DEEDWARR
Recvd: 11/23/11 10:23 2 pgs
Fees:13.00 Taxes:388.50
20111123-0091729

unimproved ☐

This is improved ☑ property, known as 880 Norwalk Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 17th day of November, 2011.

Gary Bryant

State of Tennessee
County of Wilson

Personally appeared before me Gary Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of November, 2011.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122