File Box 9-B

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North 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 $112,500.00

Affiant

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

Notary Public
My commission expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB 10, 2013

06-1110-74442

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Coppess 2120 Lebanon Pike, Apt. 115 Nashville TN 37210	Peoples Home Equity Inc. 213 Ward Ciecle, Ste. 201 Brentwood, TN 37027	095-05-0-B-035.00 CO

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, Miranda Henderson, now Jones and husband, Philip S. Jones, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric K. Coppess and Emily A. Long, both unmarried, 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:

Property located in Davidson County, Tennessee, Being Unit No. 115, Easthaven Townhomes, as shown as Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, as amended by Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, to which reference is made for a more complete description.

Being the same property conveyed to Miranda Henderson and Philip S. Jones by Deed from Keith E. Cockrum and wife, Vaughn Sweeney Cockrum dated January 4, 2007 and recorded January 24, 2007 in Instrument No. 20070124-0009685, Register's Office for Davidson County, Tennessee. The parties having married. *

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 2120 Lebanon Pike, Apt. 115, 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 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.

*And being the same property conveyed to Philip S. Jones and Miranda Henderson, now Jones, husband and wife, by deed from York Construction, LLC, of record in Instrument No. 20111128-0092419, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110074763 DEEDWARR
Recvd: 11/28/11 15:01 2 pgs
Fees:13.00 Taxes:416.25
20111128-0092420

WITNESS my hand this 22nd day of November, 2011.

Miranda Henderson Jones

Philip S. Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Miranda Henderson Jones and Philip S. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 22nd day of November, 2011.

Notary Public
State of Tennessee at Large

My Commission expires 1-17-12

