Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120023574 DEEDWARR
Recvd: 04/02/12 11:04 2 pgs
Fees:13.00 Taxes:490.25
20120402-0027524

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2012.

Notary Public
My commission expires:

JUDY J. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

06-1202-74570

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda Appiah-Kubi .	Peoples Home Equity, Inc.	149-12-0B-072.OO CO
1113 Twin Circle Drive	2685 N. Mt. Juliet Road	
Nashville TN 37217	Mt. Juliet, TN 37122	

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, John McClurg and wife, Maria McClurg, and John A. McClurg and Maria E. McClurg, as Trustees of the John A. and Maria E. McClurg Family Trust uad April 1, 1993. hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Linda Appiah-Kubi, an unmarried woman, 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Forest Cove, Phase 2, of record in Book 9700, Pages 976 & 977, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John McClurg and wife, Maria McClurg by deed from The Craig Company, a Tennessee Corporation, dated May 3, 2002, recorded May 15, 2002 in Instrument No. 20020515-0059768, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John A. McClurg and Maria E. McClurg , as Trustees of the John A. McClurg and Maria E. McClurg Family Trust dated April 1, 1993 Revocable Trust by deed from John A. McClurg and wife, Maria E. McClurg, dated December 14, 2004, recorded January 18, 2005, in Instrument No. 20050118-0006312, Register's Office for Davidson County, Tennessee.

John McClug and John A. McClurg being one and the same person.

Maria McClurg and Maria E. McClurg being one and the same person.

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 1113 Twin Circle Drive, Nashville, TN 37217

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. WITNESS my hand this 29th day of March, 2012.

John McClurg

Maria McClurg

John A. McClurg, Trustee of the John A. and Maria E. McClurg

Maria E. McClurg, Trustee of the John A. and Maria E. McClurg

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On March 29, 2012 before me, Thomas B. Bristow, Notary Public
(insert name and title of the officer)

personally appeared John McClurg & Maria McClurg,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

THOMAS B. BRISTOW
Commission # 1820784
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2012

Signature Thomas B. Bristow (Seal)

State of California
County of Los Angeles)

On March 29, 2012 before me, Thomas B. Bristow, Notary Public
(insert name and title of the officer)

personally appeared John A. McClurg and Maria E. McClurg,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

THOMAS B. BRISTOW
Commission # 1820784
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2012

Signature Thomas B. Bristow (Seal)