BILL GARRETT, Davidson County
Trans:T20120027244 DEEDWARR
Recvd: 04/13/12 15:13 2 pgs
Fees:13.00 Taxes:703.00
20120413-0031965

Prepared by: and Return To:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 10th day of April, 2012

Notary Public
My commission expires: April 12, 2015

02-1202-47754

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard P. Schell	Peoples Home Equity, Inc.	119-05-0-235.00
2424 Foster Ave.	2685 N. Mount Juliet Road	
Nashville TN 37210	Mount 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, Harold W. King and wife, Nancy L. King, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard P. Schell and wife, Sara L. Adams Schell, 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. 1, on the Resubdivision of the southwesterly portion of lot No. 186 on the Map of Subdivision of Lot No's 3 & 4 and parts of 5 and 6 Cumberland Nurseries Plan, of record in Plat Book 5190, Page 502, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold W. King and wife, Nancy L. King by deed from Mary Watkins Wells, dated June 18, 1986 recorded June 24, 1986 of record in Book 6895, Page 287, said Register's Office.

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 2424 Foster Ave., 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.

WITNESS my hand this 9th day of April, 2012.

Harold W. King

Nancy L. King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold W. King and Nancy L. King, 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 Brentwood, TN, this 9th day of April, 2012.

Notary Public
State of Tennessee at Large

My Commission expires
1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON