SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$117,000.00**
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 21st DAY OF May, 2012.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-4-13
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela R. Staggs 3229 E. Lake Drive Nashville, TN 37214	Peoples Home Equity, Inc 2685 N. Mt. Juliet Rd Mt. Juliet, TN 37122	Map & Parcel 108-12-252.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Tammy Anders, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Angela R. Staggs, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Trailwood, Section 5, of record in Plat Book 6900, Page 478, 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 Anders and wife, Tammy Anders by Deed from Robin R. Hamlin, an unmarried woman dated July 13, 2000 of record in Instrument Number 20000901-0076040, Register's Office for Davidson County, Tennessee. Property now vests Tammy Anders conveyed by Quitclaim Deed dated February 11, 2004 of record in Instrument No. 20040324-0033085, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 478, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 8078, Page 521, Book 4800, Page 254 and Book 5753, Page 562, Register's Office for Davidson County, Tennessee.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3229 E. Lake 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 21st day of May, 2012.

Tammy Anders

BILL GARRETT, Davidson County
Trans:T20120037431 DEEDWARR
Recvd: 05/22/12 08:46 2 pgs
Fees:13.00 Taxes:432.90

20120522-0044157

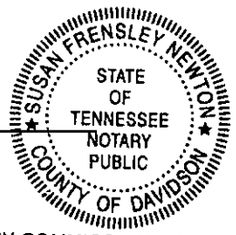
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tammy Anders, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2012.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013



MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076