BILL GARRETT, Davidson County
Trans:T20120041020 DEEDWARR
Recvd: 06/04/12 15:15 2 pgs
Fees:13.00 Taxes:407.00

20120604-0048601

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN BUFFHAM, ET AL	**PEOPLES HOME EQUITY, INC.**	**072-16-0-237.00**
(NAME)	(NAME)	
1500 CORDER DRIVE	**5205 MARYLAND WAY #100**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	**BRENTWOOD, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BECKLEA, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN PERRY BUFFHAM, AN UNMARRIED MAN, AND JASON A. CHANDLER, A MARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 near Nashville, Davidson County, Tennessee, being Lot No. 13 on the Map of Dugger Heights, as of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee.

Beginning at a point in the west margin of Corder Drive at the corner of Lots No. 12 and 13; thence with the line between said lots westerly 183.63 feet to a point; thence southerly 87 feet to the north margin of Sheridan Drive; thence with the margin of same around a slight curve, easterly 152.66 feet to the beginning of a curve; Thence around said curve, northeasterly 28.96 feet to the west margin of Corder Drive; thence with the margin of the same, northerly 56.36 feet to the beginning.

Being part of the same property conveyed to BECKLEA, GP from MICHAEL G. STEWART and wife, RUTH CARR STEWART by deed of record in Instrument No. 20111216-0098125, dated December 15, 2011, said Register's Office.

This conveyance is subject to all matters as set forth in the plan of record in Book 1424, page 102, said Register's Office and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1500 Corder Drive, Nashville, TN 37206**
(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 our hands this 31st day of May, 2012.

BECKLEA, GP

By: Virginia N. Pitts, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Virginia N. Pitts, Agent,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Agent** of **BECKLEA, GP**, the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 31st day of May, 2012.

Notary Public

My Commission Expires: **May 5, 2015**

