WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2012

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120042819 DEEDWARR
Recvd: 06/11/12 11:08 2 pgs
Fees:13.00 Taxes:1082.25

20120611-0050762

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Erika Ellington	Peoples Home Equity, Inc.	Parcel ID:
2200 Selma Ave.	5205 Maryland Way, Ste. 100	08410008800
Nashville, TN 37214	Brentwood, TN 37027	

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

David Bate Parsons, Trustee under the Robert Eatherly 2007 Trust and David Bate Parsons, Trustee under the Frances B. Eatherly 2007 Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Erika Ellington, married and husband, Dal Ellington
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:

Tract No. 1

Being Lot No. 105 on the Plan of Castlewood Estates, Section II, as of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 begins at a point on the northerly margin of Selma Avenue, at the dividing line of Lot Nos. 104 and 105; thence northerly along said dividing line 317 feet to a point; thence westerly 208.7 feet to a point; thence southerly 340 feet to a point; thence easterly 92.6 feet to a point; thence easterly around a curve with a radius of 40 feet, 60 feet to the point of beginning.

Tract No. 2

Being the remaining part of Lot No. 106 of Castlewood Estates, Section II, Book 2331, Page 91, R.O.D.C., Tennessee, lying on the East said of Briley Parkway, not used for right of way and described as follows:

Beginning at a point on the South margin of Selma Avenue; thence South 23 deg. 29' 19" West 122.53 feet along the Lot line between Lot Nos. 106 and 107, as shown on said Plan, to a point on the East margin of Briley Parkway; thence North 61 deg. 00' 40" West 101.44 feet along the East margin of Briley Parkway to a point; thence Northwesterly 70.79 feet along a curve that has a 1783.86 foot radius on the East margin of Briley Parkway to a point; thence leaving said margin of Briley Parkway, North 00 deg. 04' 30" West 92.18 feet along the West line of said Lot No. 106 to the Northwest corner of said Lot; thence South 77 deg. 21' 54" East 92.9 feet along the Lot line between Lot Nos. 105 and 106 as shown on said Plan to a point; thence Southeasterly 94.4 feet along a curve that has a 40-foot radius on the cul-de-sac and South margin of Selma Avenue to a point of a reverse curve; thence Southeasterly 25.1 feet along a curve that has a 25-foot radius connecting the cul-de-sac to the South margin of Selma Avenue to a point; thence South 65 deg. 07' 22" East 22.0 feet along the South margin of Selma Avenue to the point of beginning.

Tract No. 3

Being the remaining parts of Lot Nos. 68, 69, 70, 71, 72, 73, 74, and 75, of the Donelson Meadows, Section II, as of record in Book 2133, Page 100, lying on the East side of Briley Parkway, not used for right of way.

Beginning at the common corner of Maplecrest Subdivision, as of record in Book 1835, page 28, Castlewood Estates, Section II, as of record in Book 2331, Page 91 and Donelson Meadows, Section II, as of record in Book 2133, Page 100; thence South 00 deg. 04' 30" East 432.18 feet along the line between Donelson Meadows, Section II and Castlewood Estates, Section II, to a point on the East margin of Briley Parkway; thence Northwesterly 223.82 feet along a curve that has a 1783.86 foot radius on the East margin of Briley Parkway to a point; thence North 44 deg. 00' 00" West 143.18 feet along the East margin of Briley Parkway, to a point; thence North 15 deg. 52' 53" East 63.50 feet along the East margin of Briley Parkway to a point; thence North 52 deg. 54' 14" West 202.38 feet along the East margin of Briley Parkway to a point; thence Northwesterly 84.7 feet along a curve on the East margin of Briley Parkway to a point; thence South 82 deg. 22' 38" East 473.10 feet along the line between Donelson Meadows, Section II and Maplecrest Subdivision, to the point of beginning.

BEING part of the same property conveyed to David Bate Parsons, Trustee of the Robert L. Eatherly 2007

Trust, under Agreement dated November 15, 2007 by Quitclaim Deed from Robert L. Eatherly, of record in Instrument 20071119-0135246, dated November 15, 2007 and part of the property conveyed to David Bate Parsons, Trustee under of the Frances B. Eatherly 2007 Trust, under Agreement dated November 15, 2007 by Quitclaim Deed from Frances B. Eatherly, of record in Instrument 20071119-0135247, dated November 15, 2007, Register's Office for said County. The said Frances B. Eatherly is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2450, Page 469 and Book 2488, Page 295, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 91, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2200 Selma Ave., Nashville, TN 37214

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 this 8th day of June, 2012.

The Robert Eathery 2007 Trust
By: D. Bate Parsons, Trustee
David Bate Parsons, Trustee

The Frances B. Eatherly 2007 Trust
By: D. Bate Parsons, Trustee
David Bate Parsons, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Bate Parsons, Trustee under the Robert Eatherly 2007 Trust and the Frances B. Eatherly 2007 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee under the Robert Eatherly 2007 Trust and the Frances B. Eatherly 2007 Trust, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trusts.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 2012.

My Commission Expires: 11/7/12

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON