BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20120093656 DEEDWARR
Recvd: 12/07/12 09:30 3 pgs
Fees:18.00 Taxes:497.39
20121207-0112865

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
700016 429814-000948
Liz Barber

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		053090B08400C0
(NAME) Keith L. Ekhator	(NAME) Peoples Home Equity, Inc.	
(STREET ADDRESS OR ROUTE NUMBER) 1747 Cumberland Station Blvd.	(STREET ADDRESS) 214 Centerview Drive, Ste. 250	
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP) Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Christine I. Sowell and William L. Sowell, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Keith L. Ekhator, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 134,431.00

Affiant Janice Collins

Subscribed and sworn to before me this the 30th day of November 2012

Notary Public Robin S. Edwards

My commission expires: 2/4/2015
(Affix Seal)

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

This is unimproved ( ), known as 1747 Cumberland Station Boulevard, Madison, TN 37115
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 2nd day of October, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christine I. Sowell

William L. Sowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tonia Bell, a Notary Public in and for said County and State, Christine I. Sowell, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or 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 2 day of October, 2012.

Tonia Bell

(This area for official notarial seal)

Notary Public
My Commission Expires:

TONIA BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 17, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tonia Bell, a Notary Public in and for said County and State, William L. Sowell, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of October, 2012.

Tonia Bell

(This area for official notarial seal)

Notary Public
My Commission Expires:

TONIA BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 17, 2015

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: P12-4721-BW Commitment No.: P12-4721-BW/4073749

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section Three, Cumberland Station at Wilson Camp of record in Plat at Instrument No. 20031006-0146888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Sowell by Warranty Deed from Randall Phillips Homes, LLC of record at Instrument No. 20040427-0047801, Register's Office for Davidson County, Tennessee, dated April 15, 2004.