THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22647R

MAP/GROUP/PARCEL: 053-03-0-171.00

Davidson County DEEDWARR
Recvd: 12/07/05 14:12 2 pgs
Fees:13.00 Taxes:407.00
20051207-0147391

NEW OWNER'S NAME AND ADDRESS:
Richard Ross
7334 ROLLING RIVER PKWY
NASH, TN 37221

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Tennessee Equity Holdings , a corporation existing under the laws of the State of Tennessee, hereinafter called Grantor, does hereby transfer and convey unto, Richard Ross, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 237, Section B on the Plan of Village of Old Hickory, as shown on plat of record in Plat Book 1424, page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 1313 Hadley Avenue , Old Hickory, TN 37138.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20051128-0142311 , Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Tennessee Equity Holdings

By: _____
~~Stephen Perez, President~~ Jonathan Schaffer, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, ~~Stephen Perez as President~~ Jonathan Schaffer as Vice President of Tennessee Equity Holdings , a corporation existing under the laws of the State of Tennessee, with whom I am personally acquainted, and who acknowledged that he as ~~President~~ Vice President of such corporation executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 22nd day of November, 2005.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $110,000.00.

_____
AFFIANT

Sworn to and subscribed before me, this the 22nd day of November, 2005.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

SHELBY V. STREET
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN