WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$46,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of March, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tennessee Equity Holdings	SAME	071-15-0-284.00
1214 Joseph Ave.		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael D. Hughey and wife, Tina D. Hughey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tennessee Equity Holdings**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 4 feet of Lot No. 45 and the northerly 45 feet of Lot No. 46 on the plan of Sharpe and Horne's 2nd Addition to Nashville, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Parts of Lots adjoin and front together 50 feet on the westerly side of Joseph Avenue and run back between parallel lines 145 feet to an alley.

Being the same property conveyed to Michael D. Hughey and wife, Tina D. Hughey, by deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C., on March 11, 1991, of record in Book 8309, page 564, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 53, Register's Office Davidson County, Tennessee.

This is improved property known as: **1214 Joseph Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 1, 2006.

Michael D. Hughey
Michael D. Hughey

Tina D. Hughey
Tina D. Hughey

Davidson County DEEDWARR
Recvd: 03/02/06 10:59 2 pgs
Fees:13.00 Taxes:170.20
20060302-0024227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael D. Hughey and wife, Tina D. Hughey** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 1, 2006

My commission expires 9-22-07

Notary Public

