RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/06 14:48 2 pgs
Fees:13.00 Taxes:259.00
20060623-0075417

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Equity Holdings, Inc.	Tennessee Equity Holdings, Inc.	Map 105-9
(NAME) 1900 Hillside Avenue	(NAME) 1305 8th Ave. So.	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	Parcel 35
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Billie Dixon Irving.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennessee Equity Holdings, Inc.**, 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:

Being the northerly 70 feet of the westerly 100 feet of Lot No. 22 on the Waverly Land Company's Plan of Lot, called Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 70 feet on the easterly side of Hillside Avenue and runs back between parallel lines, 100 feet to a dead line.

Being the same property conveyed to Billie Dixon Irving by QuitClaim Deed from Victoria Love Parker, Clark D. Dixon, Billie Dixon Irving, Janet Jordan Campbell, and Jimmy Dwight Jordan, filed for record as Instrument No. 20060623007541 6, Register's Office for Davidson County, Tennessee,.

Subject to all matters as shown on plan of record in Book 57, Page 95, Register's Office of Davidson County, Tennessee.

Subject property was not the personal residence of Grantor nor her spouse.

unimproved ☐

This is improved ☒ property, known as 1900 Hillside Avenue, Nashville, TN 37203
(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 my hand this 16 day of June, 2006.

Billie Dixon Irving

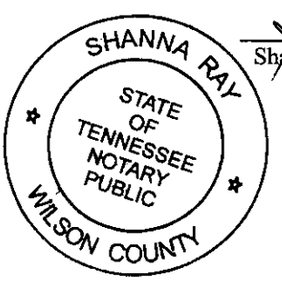
STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public, Billie Dixon Irving, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 16 day of June, 2006.

Commission expires: October 26, 2008



Shanna Ray Notary Public