Warranty Deed	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$65,000.00**. Affiant Subscribed and sworn to before me, this the 10th day of November, 2006. Notary Public My commission expires: **July 24, 2010**

Davidson County DEEDWARR
Recvd: 12/04/06 11:54 2 pgs
Fees:13.00 Taxes:240.50
20061204-0149132

MY GERALD S. COMMISSION EXPIRES:
STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL)
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deborah Farnell, Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, Florida 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steve Nichols	**Steve Nichols**	**Map 2**
2225 Scott Avenue	**2225 Scott Avenue**	**Group 10**
Nashville, Tennessee 37216	**Nashville, Tennessee 37216**	**Parcel 276**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Houzinu, LLC, a dissolved Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steve Nichols

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:

Land in Davidson County, Tennessee being the northerly 55 feet of the southerly 109 feet of Lot Nos. 31 and 32 on the Plan of Montgomery Heights, as of record in Book 332, Page 47, Register's Office for said County.

Said part of said Lot fronts 55 feet on the east side of Scott Avenue and extends back between parallel lines 107 feet to a dead line, the northwest corner of the Lot herein described being 110 feet of the southeast intersection of Scott and Highland Avenues.

Being the same property conveyed to Houzinu, LLC by Quit Claim Deed from Christopher R. Jones dated February 22, 2006 of record in instrument 20060224-0021667, said Register's Office.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 332, Page 47, 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.

This is improved (X) Unimproved (___) property, known as **2225 Scott Avenue, Nashville, Tennessee 37216**

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 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/our hand(s) this 10th day of November, 2006.

Houzinu, LLC

Christopher R. Jones Member/President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher R. Jones, Member/President** of **Houzinu, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member/President** of **Houzinu, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Christopher R. Jones** as **Member/President.**

Witness my hand, at office, this **10th** day of **November, 2006.**

Notary Public

AMY GERWIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
My Commission Expires: July 24, 2010