Davidson County DEEDWARR
Recvd: 12/18/06 13:01 2 pg:
Fees:13.00 Taxes:210.90

20061218-0155578

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$57,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2006.

Notary Public

My commission expires: **MY COMMISSION EXPIRES: July 24, 2010**

(AFFIX SEAL)

AMY GERWIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Les Lazarus **Dan Heichelbech**	**New Owner**	**081 14 0 092.00**
715 Lewis Berg Pike		
Nashville, TN 37208		

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,

Tennessee Equity Holdings, Inc., a Florida Corporation

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

Les Lazarus and Dan Heichelbech

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 Lot No. 29, on the Plan of Fisk Park, as shown on plat of record in Plat Book 2331, page 114, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wells Fargo Bank, National Association, as Trustee for ABFC 2004-OPT2 Trust, ABFC Asset-Backed Certificates Series 2004-OPT2 in Instrument 20060927-0119629 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Equity Holdings, Inc. in Instrument 20061218-0155577 **Register's Office for Davidson County, Tennessee.**

This is improved (X) Unimproved (____) property, known as **2426 Underwood Street, Nashville, Tennessee 37208**

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 12th day of December, 2006.

Tennessee Equity Holdings, Inc.

Stephen E. Perez, President

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephen E. Perez, President** of **Tennessee Equity Holdings, Inc.**, 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 **President** of **Tennessee Equity Holdings, Inc.**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Stephen E. Perez** as **President.**

Witness my hand, at office, this **12th** day of **December, 2006.**

Notary Public

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

AMY GERWIG
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY