SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/07 13:12 2 pgs
Fees:13.00 Taxes:394.05

20070206-0015495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~Unknown~~ 196,500.00

Affiant Leslie Johnson, Asst. Secretary

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF October, 2006

Notary Public - Jimmie Stanton

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT1553

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Equity Holdings, Inc.	Tennessee Equity Holdings Inc.	032 10 0 006.00
(NAME)	(NAME)	
~~2001 Quail Ridge Drive~~	1305 8th Ave. S.	
(ADDRESS) 1305 8th Avenue S.	(ADDRESS)	
Nashville TN ~~37207~~ 37203	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank F/K/A Bankers Trust Company of California, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tennessee Equity Holdings, Inc., a Florida Corporation AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 167, on the Plan of Section Two, Quail Ridge, of record in Book #6200, Page # 467, Register's Office for Davidson County, Tennessee. said Lot No. 167 which is a corner of lot front 125.77 feet on the southwesterly margin of Quail Ridge Drive and fronts 105.27 feet on the Northwesterly margin of Brick Church Pike, and frontages being joined by a curve having a length of 38.29 feet, and extends back 155.02 feet on the southwesterly and 135.31 feet on the northwesterly line to a point of intersection.

Excluded from the above description is that part conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from, Octavia L. Huston and husband Clifton L. Houston, dated May 22, 2003 and recorded May 29, 2003, in Instrument No. 200305290072585, further described as Beginning at a point in the existing Northwest margin of Brick Church Pike, said point being 33.77 feet left of proposed centerline station 104+45.00; thence with the said existing margin southwesterly 58 feet, more or less to the point of intersection of the Northeast boundary of the Developers property; thence with said boundary northwesterly 17 feet more or less to a point, thence with the proposed northwest margin of said road north 53 degrees 18 minutes 39 seconds east 60.51 feet to the point of beginning, containing 503 square feet and is part of the property conveyed to Octavia L. Houston & Husband, Clifton L. Houston by the Secretary of veterans Affairs of Record in Instrument No. 199912210305831, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Deutsche Bank F/K/A Bankers Trust Company of California, by Substitute Trustee's Deed, from Valerie Ann Spicer, SUbstitute Trustee, dated May 16, 2006, recorded May 25, 2006, in Instrument No. 20060525-0061366, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2001 Quail Ridge Drive Nashville 37207

(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Tennessee Equity Holdings, Inc., and his/her/their assigns, forever.

Said Deutsche Bank F/K/A Bankers Trust Company of California., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

JIMMIE STANTON
My Commission Expires
June 26, 2010

IN WITNESS WHEREOF, the said Deutsche Bank F/K/A Bankers Trust Company of California., has executed this deed this 16th day of October, 2006

Deutsche Bank F/K/A Bankers Trust Company of California
by Countrywide Home Loans, Inc., as Attorney in Fact

By Leslie Johnson, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , Leslie Johnson known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of Countrywide Home Loans, Inc.,, the Attorney in Fact of said Deutsche Bank F/K/A Bankers Trust Company of California., the within named bargainor, and that he/she as such Asst. Secretary , being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200608090097910 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 16th day of October, 2006

Jimmie Stanton Notary Public

My Commission expires: 6/26/2010

JIMMIE STANTON
My Commission Expires
June 26, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1553