Davidson County DEEDWARR
Recvd: 02/06/07 13:12 2 pgs
Fees:13.00 Taxes:418.10

20070206-0015496

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $113,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2007.

Notary Public

My commission expires:

(AFFIX SEAL) MY COMMISSION EXPIRES: July 24, 2010

AMY GERWIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
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
Jerry E. Harms	**New Owner**	**032 10 0 006.00**
4921 Encore Paradise Ave.		
Las Vegas, NV 89131		

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

Jerry E. Harms

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:

See Attached Exhibit "A"

This is improved (X) Unimproved (____) property, known as **2001 Quail Ridge, Nashville, TN 37207**

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 23rd day of January, 2007.

Tennessee Equity Holdings, Inc.

Stephen Perez, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephen 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 Perez** as **President.**

Witness my hand, at office, this **24th** day of **January, 2007.**

Notary Public

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

AMY GERWIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 07-0015
Property Address: 2001 Quail Ridge, Nashville, TN 37207
Parcel ID Number: 03210000600

Exhibit "A"

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 167, on the Plan of Quail Ridge, Section Two, as shown on plat of record in Plat Book 6200, page 467, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said lot #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 and 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 and Husband, Clifton L. Houston by the Secretary of veterans Affairs of record in Instrument No. 199912210305831, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tennessee Equity Holdings, Inc., in Instrument 20070206-0015495 **recorded** _____**, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Deutsche Bank fka Banker Trust Company of California in Instrument 20060525-0061366 recorded 5/25/2006, Register's Office for Davidson County, Tennessee.