Return To:

VICTORY TITLE & ESCROW, LLC
1468 Wexford Downs Lane
Nashville, TN 37211
VT-072000[redacted]24

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 163,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
8th DAY OF March, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana L. Racines Zayes 901 Wade Avenue Nashville, TN 37203	Same	Map 10509045800 Parcel

For and in 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, we,

Vassion Investment Properties, LLC,
a Tennessee Limited Liabilty Company

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ana L. Racines Zayas, a single person

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 Lot No. 1 on the Plan of Edgehill Estates, Section 95, of record in Book 4715, page 177, Register's Office for Davidson County, Tennessee, described as follows:

Davidson County DEEDWARR
Recvd: 03/12/07 12:59 2 pgs
Fees:13.00 Taxes:603.10
20070312-0030085

Legal Continued:

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1807 Hillside Ave (aka ~~401~~ 901 Wade Ave) 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(s) this 8th day of March, 2007.

Brian Boile, Chief Manager,
Vassion Investment Property, LLC

Christian Paro, Secretary
Vassion Investment Property, LLC

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Brian Poile, Chief Manager, and Christian Paro, Secretary with whom I am personally acquainted and who upon their oath(s) acknowledged their self to be the Chief Manager and Secretary of Vassion, LLC d/b/a Vassion Investment Property LLC, and they as such Chief Manager and Secretary, being authorized to do so executed the foregoinç instrument for the purpose therein contained, by signing the name of the limited liability company by their self as such Chief Manager and Secretary of Vassion LLC c/b/a Vassion Investment Property, LLC.

Witness my hand, at office, this 8th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: March 31, 2007

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Legal Continued:

BEGINNING at a point in the southerly margin of Wade Avenue, said point being the common front corner of Lots 1 and 2 of said plan; thence, with the line between said two lots, southerly 88.92 feet to an iron pin; thence leaving said common line south 81 deg 12' 30" East 99.71 feet to a concrete monument in the westerly margin of Hillside Avenue; thence with the margin of the same, northerly 65.49 feet to a concrete monument at the beginning of a curve to the left having a radius of 20.0 feet; thence around said curve northwesterly a distance of 30.91 feet to a concrete monument in the southerly margin of Wade Avenue; thence, with the margin of the same westerly 77.89 feet to the point of beginning.

Subject to Restrictions of record in Book 4220, page 723, Register's Office, Davidson County, Tennessee.

This conveyance of said property is made expressly subject to these Grantees and future Grantees, their heirs and assigns, being members of a "Homeowners Association" that is or will be formed in accordance with the requirements of the Turnkey III, Homeownership Opportunity Program, Project Tenn 5-18 and the said Grantees or Owners must comply with the by-laws and/or Charter of the said "Association" and the said Grantees or Owners are subject to assessment for the payment of maintenance and management fees, if any, for the common properties designated by said Project No. Tenn 5-18, The "Association" and/or the Metropolitan Development and Housing Agency may file a lien to secure payment of said fees, which lien would be secondary to any first mortgage on said properties.

Being the same property conveyed to Vassion Investment Properties, LLC, a Tennessee Limited Liabilty Company, dated November 20, 2006, by Warranty Deed from John M. Sowell and wife, Ola Mai Sowell, and recorded in Instrument No. 20061122-0145447, in the Register of Deeds Office in and for Davidson County, Tennessee.

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027