THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $81,000.00

Willie Lee Garner
Affiant

Sworn to and subscribed before me this 15 day of March, 2007

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10

Davidson County DEEDWARR
Recvd: 03/15/07 14:23 2 pgs
Fees:13.00 Taxes:299.70
20070315-0031864

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Tennessee Equity Holdings, Inc., and/or Assigns	Same	Map 92-6
1315 8th Avenue, South		Parcel 152
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willie Lee Garner and wife, Aleyne Wilson Garner**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Tennessee Equity Holdings, Inc. and/or Assigns**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots 11 and 12, Block 15, on the Map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 11 and 12 front together 50 feet on the easterly side of Homes Street or 31st Avenue, North, and runs back between parallel lines with the southerly margin of an alley, 150 feet to an alley in the rear.
>
> Being the same property conveyed to Willie Lee Garner and wife, Alline Wilson Garner by deed from Sam Garfinkle, of record in Book 3343, page 456, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 934 31st Avenue, North, Nashville, TN 37209.
>
> It is understood and agreed that Alline Wilson Garner and Aleyne Wilson Garner are one in the same persons

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 this 15 day of March, 2007.

Willie Lee Garner
WILLIE LEE GARNER

Aleyne Wilson Garner
ALEYNE WILSON GARNER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Willie Lee Garner and Aleyne Wilson Garner**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of March, 2007.

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-22-10