Davidson County DEEDWARR
Recvd: 03/22/07 10:04 2 pgs
Fees:13.00 Taxes:214.23

20070322-0034789

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$57,900.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2007.

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
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
Tennessee Equity Holdings, Inc	**New Owner**	**061 10 0 156.00**
1305 8th Avenue South		
Nashville, TN 37203		

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,

Ruth A. Wallace, an unmarried woman

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

Tennessee Equity Holdings, Inc.

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. 28, on the Plan of Maplewood Manor, as shown on plat of record in Plat Book 547, page 102, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 28 fronts 68 feet on the southerly side of Virginia Avenue and extends back 275 feet 9 inches on the easterly line and 278 feet, more or less, on the westerly line to the northerly line of Lot No. 13, measuring 68 feet thereon

Being the same property conveyed to Ruth A. Wallace by Deed of record in Book 11141, Page 237, recorded 10/05/1998, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **906 Virginia Ave, Nashville, TN 37216**

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 **16th** day of **March, 2007.**

Ruth A Wallace

Ruth A. Wallace

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Ruth A. Wallace** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **March, 2007.**



Notary Public

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