(1)

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 04/18/07 10:58 2 pgs
Fees:13.00 Taxes:151.70
20070418-0046219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 052-03-0-100.00

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Affiant

Subscribed and sworn to before me this the 13th day of April, 2007.

My Commission Expires: 7-19-08

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Tennessee Equity Holdings, Inc.
(Name)
1305 8th Avenue South
(Street Address)

Nashville, TN 37203

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Douglas A. Brooks, married**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Tennessee Equity Holdings, Inc., a Tennessee corporation,** its successors and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 14 of Block B, on the unrecorded Plan called Home Acres, described according to a survey made by Blanchard & Parrish, Engineers, dated 1939, as follows:

BEGINNING at a point in the south margin of Sanitarium Drive at the northwest corner of the property conveyed to E. H. Busch, by deed from R. D. Kinsey and wife, as of record in Book 1132, page 63, Register's Office, said point being 294 feet more or less west of the west line of Center Street; thence southerly along Busch's west line, 175 feet to the line between lots Nos. 13 and 14; thence with the line between said lots, westerly 83 feet more or less to a point; thence northerly 175 feet more or less to the south margin of Sanitarium Drive; thence with the margin of the same, easterly 83 feet to the point of beginning.

Being the same property conveyed to Douglas A. Brooks in Instrument No. 20070403-0039869 recorded 4/3/2007, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 904 Hospital Drive, Madison, TN 37115. This property has been used for investment purposes only and has never been used as the marital residence of the grantor

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Tax for the year 2007 and subsequent years.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 13th day of April, 2007.

Douglas A. Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Douglas A. Brooks, a married man,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 13th day of April, 2007.

Notary Public

My Commission Expires: 7-19-08

AMY D. NIX
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY