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

(2)

Davidson County DEEDWARR
Recvd: 04/18/07 10:59 2 pgs
Fees:13.00 Taxes:170.20
20070418-0046220

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$46,000.00.**

Affiant

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

AMY GERWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: MY COMMISSION EX. July 24, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, Florida 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Runion Properties	**New Owner**	**052 03 0 100.00**
6549 Buttercup Drive		
Nashville, Tennessee 37201		

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.

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

Runion Properties, LLC

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 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 lot 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 Number 20070403-0039869, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Equity Holdings, Inc in Instrument Number 20070418 0046219 **, Register's Office for Davidson County, Tennessee.**

This is improved (X) Unimproved (____) property, known as **904 Hospital Drive, Madison, Tennessee 37116**

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 13th day of April, 2007.

Tennessee Equity Holdings, Inc.

Stephen E. Perez, President

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this **13th** day of **April, 2007.**

Notary Public

AMY GERWIG
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

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