File Box 30

Davidson County DEEDWARR
Recvd: 05/30/07 14:36 2 pgs
Fees:13.00 Taxes:2590.00

20070530-0064221

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $700,000.00

Subscribed and sworn before me this the 9th day of May, 2007.

Rhonda Bailey
Affiant

(Affix Seal)

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

# WARRANTY DEED

700276

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Del Real Estate,LLC
2419 E. Commercial Blvd., Ste 100
Ft. Lauderdale, FL 33308

Send tax bills to:

NEW OWNER

Map 92-2, Parcel 82

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Jefferson Street Community Association, Inc., A Tennessee Not For Profit Corporation**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Del Real Estate, LLC**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 1 on the Plan of Final Plat of Jefferson Arms Apartments of record in Instrument No. 20070508-0055159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Jefferson Street Community Association, Inc., by Deed of record in Book 9779, Page 864; dated 8/29/95; and Instrument No. 20070530006420 ;said Register's Office.

Conveyance is Subject to an Ingress and Egress Easement of record as shown on Plat of record for the Final Plat of Jefferson Arms Apartments of record in Instrument No. 20070508-0055159; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 2714 Jefferson Street, Nashville, TN, 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 10th day of May, 2007.

Jefferson Street Community Association, Inc

BY: Helen S Watson
Helen S. Watson, Chairperson

BY: Harold Nero
Harold Nero, Treasurer

BY: Wayne Morrow
Wayne Morrow, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Helen S. Watson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Chairperson of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 10th day of May, 2007.

My commission expires:

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Wayne Morrow, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of May, 2007.

My commission expires:

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Harold Nero, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Treasurer
of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 10th day of May, 2007.

My commission expires:

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public