# WARRANTY DEED

LIBBY L. BRAGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tennessee Equity Holdings Inc. | New Owner | 072-03-0-182.00 |
| (NAME) | (NAME) | |
| 1124 Howard Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 06/06/07 15:14 1 pgs
Fees:13.00 Taxes:262.70
20070606-0068030

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Otis Blackwell, Jr., an unmarried person, 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 westerly one-half of Lot(s) 136, as shown on the map entitled Inglewood Place, of record Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Said part of said lot fronts 50 feet on the southerly side of Howard Avenue and extends back between parallel lines, 205 feet to a dead line.

Being the same property conveyed to OTIS BLACKWELL, JR., UNMARRIED, by deed from WILLIAM ALEXANDER MILLER AND WIFE, TONYA ANNE MILLER, of record Book 10959, page 871, dated May 22, 1998, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1124 Howard Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 31st day of May 2007.

Otis Blackwell, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Otis Blackwell, Jr., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May 2007.

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Commission expires:

Notary Public