Davidson County DEEDWARR
Recvd: 07/02/07 10:02 2 pgs
Fees:13.00 Taxes:545.75
20070702-0078440

State of Florida
County of Lee

The actual consideration or value, whichever is greater, for this transfer is **$147,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2007.

Notary Public

My commission expires: 2-1-09
(AFFIX SEAL)

KATHLEEN MURPHY
MY COMMISSION # DD 391486
EXPIRES: February 1, 2009
Bonded Thru Notary Public Underwriters

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
Miguel Cruz	**New Owner.**	**083 02 0 019.00**
5713 BRIANWICK CT		
HERMITAGE, TN 37076		

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,

Robert O'Grosky

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

Miguel Cruz

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. B, on the Plan of The Resubdivsion of Lots 8 & 9 J. W. Love's Subdivision of Greenwood, as shown on plat of record in Plat Book 3106, page 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being part of the same property conveyed to Robert O'Grosky in Instrument No. 20070502-0052197, recorded 05/02/2007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. O'Grosky and Mark LePera in Instrument No. 20060505-0052506, recorded 05/05/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Equity Holdings, Inc. in Instrument No. 20060309-0027316, recorded 03/09/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Haynes and wife, Carol B. Haynes by Deed of record in Book 5798, Page 326, recorded 09/24/1981, Register's Office for Davidson County, Tennessee.

This property has been used for investment purposes only and has never been used as the marital residence of the grantor.

This is improved (X) Unimproved (____) property, known as **1317 Greenwood Avenue, Nashville, TN 37206**

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 **28th** day of **June, 2007.**

Robert O'Grosky

INDIVIDUAL
STATE OF FLORIDA)
COUNTY OF Lee **)**

Personally appeared before me, a Notary Public of said County and State, **Robert O'Grosky,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **June, 2007.**

Kathleen Murphy
Notary Public

KATHLEEN MURPHY
MY COMMISSION # DD 391486
EXPIRES: February 1, 2009
Bonded Thru Notary Public Underwriters

My Commission Expires: 2-1-09