THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:
Libby Brager
Heritage Title Services, LLC

8115 Isabella Ln., Ste. 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/17/07 09:16 2 pgs
Fees:13.00 Taxes:395.90

20070717-0084821

Address New Owner(s)
TXA Holdings Properties LP
1124 Howard Ave.
Nashville, Tennessee 37216

Send Tax Bills To:
TXA Holdings Properties LP
7201 Champions Circle
Franklin, TN 37064

Map & Parcel Nos.:
072 03 0 182.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **8th day of June, 2007**, by and between **Tennessee Equity Holdings, Inc.**, party of the first part, and **TXA Holdings Properties LP**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SEVEN THOUSAND AND 00/100 DOLLARS ($107,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of , State of Tennessee:

Being the westerly one-half of Lot No. 136 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Howard Avenue and extens back between parallel lines, 205 feet to a dead line.

Being the same property conveyed to Tennessee Equity Holdings, Inc. from Otis Blackwell Jr. by deed dated of record in in the records for County, TN.
5-31-2007 Instrument # 20070606-0068030

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Tennessee Equity Holdings, Inc.

By Stephen Perez, authorized agent

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared *** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

*** Stephen Perez, authorized agent for Tennessee Equity Holdings, Inc.

WITNESS my hand and Notarial Seal at office this **8th day of June, 2007.**

My commission expires: March 14, 2011

SHANNON W BRADFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$107,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **8th day of June, 2007.**

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
November 22, 2008

PROPERTY ADDRESS:
1124 Howard Ave.
Nashville, TN 37216