This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 07/17/07 10:36 3 pgs
Fees:18.00 Taxes:1591.00
20070717-0084882

ADDRESS NEW OWNER:	MAP AND PARCEL NO.:	SEND TAX BILL:
Aaron Hetrick and Julija Petrova 1809 8th Avenue South Nashville, TN 37203	Map 105-10 parcel 045	New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Summit Enterprises, Inc., a Tennessee corporation, hereinafter called the **Grantors**, has bargained and sold, and by these presents does hereby transfer and convey Aaron Hetrick and wife, Julija Petrova, hereinafter called the **Grantee**, its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

In Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 3 on the Waverly Land Company's Plan of Lots, called "Waverly Place", of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Said part of Lot No. 3 fronts 50 feet on the westerly side of 8th Avenue South, as widened and runs back 161 feet, more or less, on the northerly line and 166.14 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Summit Enterprises, Inc., a Tennessee corporation, by deed from UPFRONT STUDIOS, a Tennessee general partnership, of record at Instrument No. * _____, said Register's Office.

*20070717-0084881

This is improved property known as 1807 8th Avenue South, Nashville, TN 37203.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors/heirs and/or assigns, forever; and we Summit Enterprises, Inc., a Tennessee corporation, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this 17th day of July, 2007.

GRANTOR:

Summit Enterprises, Inc.,
a Tennessee corporation

By: _____
Terry A. Thompson, Secretary

By: _____ Pres.
Kevin B. Williams, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Terry A. Thompson and Kevin B. Williams, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that they are the Secretary and President of Summit Enterprises, Inc., a Tennessee corporation and as such Officers are authorized to execute this instrument on behalf of the corporation and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 2007.

Notary Public

My Commission Expires: Jan. 26, 2008

OMAR W. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

AFFIANT

Sworn and subscribed before me
this 17th day of July, 2007.

NOTARY
My commission expires: Jan. 26, 2008

OMAR W. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY