Davidson County DEEDWARR Recvd: 07/26/07 13:39 2 pgs Fees:13.00 Taxes:980.50 20070726-0088894	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of July, 2007. Notary Public My commission expires: MY COMMISSION EXPIRES: July 24, 2010 (AFFIX SEAL)

AMY GERLING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Realty Ventures Properties, LLC	**New Owner**	**083 06 0 239.00**
912 Bluff Road		
Brentwood, Tennessee 37027		

WARRANTY DEED

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,

Tennessee Equity Holdings, Inc., a Tennessee Corporation

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

Realty Ventures Properties, LLC, a Tennessee limited liability company

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 Part of Lot No. 2 and 3, on the Plan of Olivia W. Sharpes Addition to Nashville, as shown on plat of record in Plat Book 332, page 17, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tennessee Equity Holdings, Inc., a Tennessee Corporation by Deed of record in instrument number 20070726-0088892 **recorded _____, Register's Office for Davison County, Tennessee.**

Being the same property conveyed to Roy Milton, Jr., by Affidavit of Heirship recorded as instrument number 20070726-0088891 **on** 7/26/07 **, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Roy Milton Johnson, Sr. and wife, Dorothy Lee Johnson by Deed of record in Book 2992, Page 354 recorded 11/4/1959, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **1705 Eastland Avenue, Nashville, Tennessee 37209**

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 16th day of July, 2007.

Tennessee Equity Holdings, Inc.

_____

Stephen E. Perez, President

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephen E. Perez, President** of **Tennessee Equity Holdings, Inc.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Tennessee Equity Holdings, Inc.**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Stephen E. Perez** as **President.**

Witness my hand, at office, this **16th** day of **July, 2007.**



Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 24, 2010