WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.** Affiant Subscribed and sworn to before me, this the 17th day of August, 2007. Notary Public My commission expires: MY COMMISSION EXPIRES: July 24, 2010

Davidson County DEEDWARR
Recvd: 08/22/07 09:49 2 pgs
Fees:13.00 Taxes:499.50
20070822-0100337

AMY GERWIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(NOTARY SEAL)

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
Alan R. Patterson	**CTX Mortgage Company, LLC**	**083 01 0 367.00**
2828 Old Hickory Blvd	**512 Autumn Springs Court Ste D**	
Nashville, TN 37206	**Franklin, TN 37067**	

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

Alan R. Patterson, a single person

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. 31, on the Plan of J.B. Hancock's East End Addition, as shown on plat of record in Plat Book 57, page 133, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 31 fronts 50 feet on the northerly side of Granada Avenue, formerly Grand Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Deborah A. Wesley by Deed of record in Book 9047, Page 36 as rerecorded in Instrument No. 20031119-0168950 recorded 8/13/1993, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Equity Holdings by Deed recorded as instrument number 20070822010033 6 **, Register's Office for Davidson County, Tennessee.**

This is improved (X) Unimproved (____) property, known as **1123 Granada 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 17th day of August, 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 20th day of **August, 2007.**

Notary Public

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

AMY GERWIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY