Davidson County DEEDWARR
Recvd: 10/29/07 11:21 2 pgs
Fees:13.00 Taxes:529.10

20071029-0127263

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$143,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2007.

Notary Public

My commission expires: (AFFIX SEAL)

AMY LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: July 24, 2010

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
James T. Beaird	**New Owner**	**08305002500**
1620 Brookvalley Circle		
Mt. Juliet, TN 37122		

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 Florida Corporation

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

James T. Beaird

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:

The easterly 40 feet on the northerly 155 feet of Lot Number 58 and the westerly 25 feet on the northerly 155 feet of Lot Number 59 in Stratton 7 Seymour's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said parts of Lots Number 58 and 59 front together 65 feet on the southerly side of Seymour Street and run back between parallel lines 155 feet to a proposed 12 foot alley, including and excluding a strip of ground 5 feet in width, which was dedicated to public use to be used as part of Seymour Street, in deed from A.H. Robinson and J. C. Bradford to G.W. Jarman and P.C. Jarman of record in Book 203, page 290, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy S. Williams in Instrument 20040708-0081503 recorded 7/8/2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Equity Holdings, Inc., a Florida Corporation in Instrument Number 20071029-0127262 **, recorded** 10/29/07 **, Register's Office for Davidson County, Tennessee.**

This is improved (X) Unimproved (____) property, known as **1014 Seymour Ave, 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 24th day of October, 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 **24th** day of **October, 2007.**

AMY GERWIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
July 24, 2010

My Commission Expires:_____