Davidson County DEEDWARR
Recvd: 12/26/07 09:45 2 pgs
Fees:13.00 Taxes:573.50

20071226-0146958

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2007.

Notary Public
My commission expires:

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

02-0711-45837

Address of New Owner:	Send Tax Bills to:	Tax Information
Quiana Yvette Shute 1924 A 10th Avenue Nashville TN 37208	Franklin American Mortgage 501 Corporate DR. Suite 400 Franklin, TN 37067	081-07-0-491.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Southeast Real Estate Development, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Quiana Yvette Shute, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit A, on the plan of 1924 10th Avenue North Townhomes, a PUD per Master Deed of record in Instrument #20070917-0110957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Southeast Real Estate Development, LLC from Lorene K. McDougle, as single woman by Warranty Deed dated April 13, 2007 and recorded September 26, 2007 in Instrument #20070926-0114595 and further conveyed on April 13, 2007 in Instrument #20070423-0047975 and on May 4, 1999 in Instrument #19912200304858, Register's Office for Davidson County, Tennessee.

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1924 A 10th Avenue, Nashville, TN 37208

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of November, 2007.

Southeast Real Estate Development, LLC
BY: Virgil Gordon
ITS: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the witin named Virgil Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is President of Southeast Real Estate Development, LLC, a limited liability company, and that he is authorized by Southeast Real Estate Development, LLC to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 30th day of November, 2007.

State of Tennessee at Large

My Commission expires 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON