WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 02/01/08 12:07 2 pgs Fees:13.00 Taxes:254.93 20080201-0010537 AMY GERWIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	The actual consideration or value, whichever is greater, for this transfer is **$68,900.00.** Affiant Subscribed and sworn to before me, this the 14th day of January, 2008. Notary Public My commission expires: MY COMMISSION EXPIRES: July 24, 2010 (AFFIX 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
Richard Hammontree	**New Owner**	**072 14 0 113.00**
432 Royal Crossing	**2550 Technology Drive**	
Franklin, TN 37064	**Orlando, FL 32804**	

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

Richard Hammontree, a married man

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:

Being part of Lot No. 30 on the plan of Brownsville, as of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, and being a duplex on one lot consisting of two mailing addresses, 2412 & 2414 Chapel Ave., and being particularly described as follows:

Said portion of Lot No. 30 begins at a point in the center of Chapel Avenue, 382.5 feet North of the Centerline of Straightway Avenue, said points also being the SW ~~corner~~ CORNER of this property; thence with the centerline of said Chapel Avenue, S 08 degrees W 54.3 feet to a point; thence S 82 degrees 33' E 173 feet to an iron pin; thence N 08 degrees E 52 feet to a post; thence N 83 degrees 19' W 173 feet to the point of beginning.

Being the same property conveyed to Tennessee Equity Holdings in Instrument Number 20080117-0005579 **recorded** 1/17/08 **, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Aurora in Instrument No. 20071011-0120884, recorded 10/11/2007, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **2412 Chapel 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 14th day of January, 2008.

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 **14th** day of **January, 2008.**

AMY GERWIG
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
July 24, 2010

My Commission Expires:_____