THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 03/04/09 11:45 2 pgs
Fees:13.00 Taxes:314.50
20090304-0019201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
FIRST AMERICAN EXCHANGE CO. AS QUALIFIED INTERMEDIARY FOR JOSEPH E LANE 1900 MIDWEST PLAZA 801 NICOLLET MALL MINNEAPOLIS, MN 55402	SAME	07107015200

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Equity Mortgage, Inc.**, hereinafter called the Grantor, have, this day and date written below, bargained and sold, and by these presents do transfer and convey unto **First American Exchange Co. as Qualified Intermediary for Joseph E Lane**, unmarried, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING THE EASTERLY HALF OF LOT NO. 11 ON THE MAP OF J.B. HAYNIE'S ORIENTAL SUBDIVISION AS OF RECORD IN BOOK 161, PAGES 26 AND 27, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 11 FRONTS 50 FEET ON THE NORTHERLY SIDE OF TRINITY LANE, FORMERLY COUNTESS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF SULTANA AVENUE 143 ¼ FEET, MORE OR LESS TO AN ALLEY.

LESS AND EXCEPT A PORTION OF PROPERTY DESCRIBED IN BOOK 8366, PAGE 499, AS FOLLOWS:

PERMANENT RIGHT OF WAY: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF TRINITY LANE, SAID POINT BEING THE INTERSECTION OF THE EXISTING NORTHERLY RIGHT-OF-WAY MARGIN OF TRINITY LANE WITH THE WESTERLY RIGHT-OF-WAY MARGIN OF SULTANA AVENUE AND BEING THE SOUTHEASTERLY CORNER OF LARRY V. CLAUD PROPERTY, PROCEED ALONG THE EXISTING NORTHERLY TRINITY LANE RIGHT-OF-WAY MARGIN N 87 DEG. 10'31"W, 28.99 FEET TO A POINT; THENCE, LEAVING THE EXISTING NORTHERLY RIGHT-OF-WAY IN A NORTHERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A BACK TANGENT BEARING OF S 87 DEG. 10'31"E, AND A LENGTH OF 46.9 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY MARGIN OF SULTANA AVENUE; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY MARGIN OF SULTANA AVENUE S 4 DEG. 47'31"E, 28.99 FEET TO THE POINT OF BEGINNING.

TOTAL PERMANENT RIGHT-OF-WAY CONTAINING 178 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO EQUITY MORTGAGE, INC., FROM WILLIE D BROWN AND WIFE, GAYLE SEARD BROWN BY DEED IN LIEU OF FORECLOSURE DATED 3/24/2008 AS OF RECORD IN INSTRUMENT #20080404-0034083, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 319 E Trinity Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 2nd day of MARCH, 2009.

Trey Lewis

Seller: EQUITY MORTGAGE, INC.
By: TREY LEWIS
Title: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trey Lewis, 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 Vice President of Equity Mortgage, Inc., the within named bargainor, and that he as such Vice President of Equity Mortgage, Inc., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President of Equity Mortgage, Inc.

Witness my hand and seal, this 2 day of MARCH, 2009.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TN
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of MARCH, 2009.

Vanessa E Allen
NOTARY PUBLIC

My Commission Expires: 7-18-2010

Rutherford County
STATE OF TENNESSEE NOTARY PUBLIC
Vanessa E. Allen