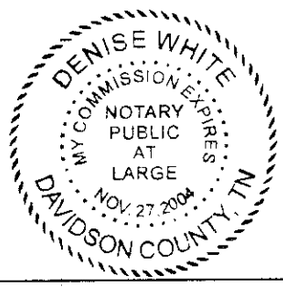
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Francisco J. Grajeda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND **DAY OF JULY, 2002.**

Denise White
Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco J. Grajeda	**AmSouth Bank**	**134-13-83**
(NAME) **249 Eisenhower Drive**	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GTA Investments, a sole proprietorship of Gene A. Tucker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco J. Grajeda and wife, Maria E. Grajeda**, 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 Lot No. 170 on the Plan of Kenilworth Estates, Section IV, as of record in Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which reference is made for a more detailed description.

BEING the same property conveyed to GTA Investments, a sole proprietorship of Gene A. Tucker by deed from Randy Holland and Charles D. Holland of record in Book 6215, page 65, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **247 Eisenhower Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 2ND day of July, 2002.

GTA Investments, a sole proprietorship of Gene A. Tucker

By: Gene A. Tucker
Gene A. Tucker

Davidson County DEEDWARR
Recvd: 07/05/02 13:56 2pgs
Fees:13.00 Taxes:407.00

20020705-0081209

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gene A. Tucker**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2ND day of July, 2002.

Commission expires: [redacted]

DENISE WHITE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV. 27, 2004 DAVIDSON COUNTY, TN

[redacted]

Notary Public