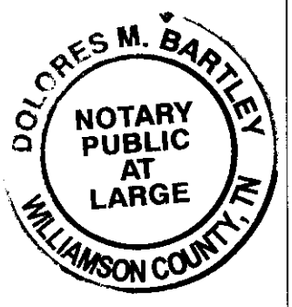
FB12
JLR

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

Subscribed and sworn to before me, this 28th day of July, 2006

Notary Public

MY COMMISSION EXPIRES: 7-24-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/31/06 15:45 2 pgs
Fees:13.00 Taxes:1554.00

20060731-0092813

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Zralek	(same)	104-15
(NAME)	(NAME)	(MAP)
2127 Ashwood Avenue		214.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joseph Robert Terrazas III, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen Zralek, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

BEING the easterly 50.0 feet of Lot No. 61 on the Map of Sunset Park Subdivision as of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at the southerly margin of West Ashwood Avenue, formerly "A" Street, as changed on the Plan of H. P. Jacobs Subdivision of record in Book 547, page 65, said Register's Office, at the northeast corner of Lot No. 61 as changed; thence southerly with the east line of the said lot, 150.5 feet, more or less, to a dead line; then with the south line of the said Lot No. 61, westerly 50.0 feet; then northerly parallel with the first line 155.0 feet to the southerly margin of said Avenue or Street; then with the southerly margin of said Avenue, easterly 50.0 feet to the beginning.

Being the same property conveyed to Joseph Robert Terrazas, III, by deed from Timothy R. Oeltmann, unmarried, and Thomas Oeltmann, married, dated May 20, 2004, of record in Instrument No. 20040521-0059741, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2127 Ashwood Avenue, Nashville, Tennessee 37212

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/our hand(s) this 28th day of July, 2006.

Joseph Robert Terrazas III

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph Robert Terrazas III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at San Marino, California, on this the 27 day of July, 2006.

Notary Public

My Commission Expires: Feb 28, 2010

STEFAN SIMSIH
Commission # 1648492
Notary Public - California
Los Angeles County
My Comm. Expires Feb 28, 2010