(2)

THIS INSTRUMENT PREPARED BY:

Resource Title Agency of TN

3931 Gallatin Road, Suite - B

Nashville, TN 37216

Address New Owner(s)
John Hartmann
850 2nd
Nashville, TN 37201
,

Send Tax Bills To:
WELLS FARGO BANK, NA
P.O. BOX 5708
SPRINGFIELD, OH 45501

Map & Parcel Nos.:
082-03-0-078.00

Davidson County DEEDWARR
Recvd: 08/07/07 13:43 2 pgs
Fees:13.00 Taxes:869.50
20070807-0094298

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st **day of** July, **20**07, by and between **Luis Molina and Maria Molina**, party of the first part, and **John Hartmann**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($235,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 168 and a part of Lot No. 167 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property, in Northeast Nashville, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee and described according to a survey made by Barge, Waggoner & Sumner, Engineers, December 15, 1951, as follows:

Beginning at an iron pin in the westerly margin of North Second Street, being the southeasterly corner of Lot No. 168 above mentioned; thence with the southerly line of said Lot, North 83 degrees 23 minutes West 145.00 feet to an iron pin in the easterly margin of an alley; thence with the easterly margin of said alley, North 6 degrees 13 minutes East 70.00 feet to an iron pin in the southerly margin of Cleveland Street, as widened; thence with the southerly margin ("margin" erroneously left out of the prior conveyance) of Cleveland Street, as widened, South 83 degrees 23 minutes East 128.12 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 17.00 feet, 26.58 feet to an iron pin in the westerly margin of North Second Street; thence with the westerly margin of North Second Street, South 6 degrees 13 minutes West 53.12 feet to the beginning.

Being the same property conveyed to Luis Molina and wife, Maria Molina by Warranty Deed from Patricia Wright, unmarried dated July 8, 2005 and recorded on July 12, 2005 in Instrument No. 20050712-0080685, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Luis Molina by Wilson Molina as AIF

Maria Molina

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Maria Molina to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st day of July, 2007

My commission expires: _____

Notary Public

MITZI DOLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$235,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2007.

PROPERTY ADDRESS:
850 2nd
Nashville, TN 37201

MITZI DOLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby certify that on this 31st day of July, 2007 before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wilson Molina to me known to be the person who executed the foregoing instrument in behalf of Luis Molina as his Attorney in Fact and acknowledged that he executed the same as the free act and deed of the said Luis Molina.

Witness my hand and official seal this 31st day of July 2007.

MITZI DOLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

Notary Public

My Commission expires