Davidson County DEEDWARR
Recvd: 06/02/08 16:09 4 pgs
Fees:23.00 Taxes:2331.00
20080602-0056151

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
Suite 1230
Nashville, Tennessee 37238

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Stephen Larios, et ux. 676 Candlestick Drive Nashville, TN 37211	**SAME**	**Map** 082-12-0 **Parcel No.** 365.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **961 Woodland Street, LLC**, a Tennessee limited liability company (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Stephen Larios and wife, Deborah Larios** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

See Exhibit "A" attached hereto for legal description.

This is improved property known as 961 Woodland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2008 real estate taxes, which are prorated, and any leases.

Grantor further covenants with the Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 30th day of May, 2008.

GRANTOR:

961 Woodland Street, LLC

BY: _____
Bradford Gulmi, Member

and

BY: _____
F. Michael Minch, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Bradford Gulmi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be a Member of 961 Woodland Street, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and official seal, this the 30th day of May, 2008.

_____
Notary Public

My Commission Expires:
9-20-08

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared F. Michael Minch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be a Member of 961 Woodland Street, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and official seal, this the 30th day of May, 2008.

Notary Public

My Commission Expires:

9-20-2008

MARSHALL L. HIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $630,000.00.

AFFIANT

Subscribed and sworn to before me, 30th day of May, 2008.

NOTARY PUBLIC

My Commission Expires:

9-20-2008

MARSHALL L. HIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Exhibit "A"

Tract I

Land in Davidson County, Tennessee, being the easterly 10 feet of Lot No. 15 and the westerly 30 feet of Lot No. 16 on the Map of Jane A.M. Davis' Addition to Edgefield, now East Nashville, as of record in Plat Book 1, page 41, of the Chancery Court of Nashville.

Said part of said Lots adjoin and front together 40 feet on the northerly side of Woodland Street and run back between parallel lines 170 feet to an alley.

Tract II

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 16 and the westerly 20 feet of Lot No. 17 on the Plan of Jane A.M. Davis' Addition to Edgefield, now East Nashville, as of record in Plat Book 1, page 41, of the Chancery Court of Nashville.

Said parts of said lots front together 40 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to 961 Woodland Street, LLC, a Tennessee limited liability company, by Quitclaim Deed from Diabetes Care Club, LLC, a Tennessee limited liability company, of record as Instrument No. 20070913-0110106, Register's Office for Davidson County, Tennessee.