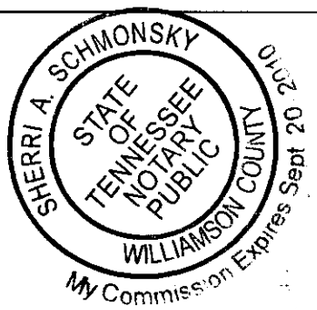


STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,805.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2008

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN LAND TITLE, INC., 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonidas Bermudez	Bank of America, N.A.	119-15-0-127.00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 06/27/08 11:03 2 pgs Fees:13.00 Taxes:498.78
126 Tallwood Drive	9000 Southside Blvd #700	
(ADDRESS)	(ADDRESS)	20080627-0066494
Nashville, TN 37211	Jacksonville, FL 32256	
(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,

CAROL SADLER SHEALY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEONIDAS BERMUDEZ, A SINGLE PERSON

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:

Part of Lot No. 23 on the Plan of Thompson Heights, Section 2, as of record in Book 2331, page 49, Register's Office for said County.

Beginning at a point in the line between lots 22 and 23 on said plan, 90 feet southerly from the southerly margin of Tallwood Drive and being the southeast corner of the property conveyed to the State of Tennessee by deed at Book 2878, page 43, R.O.D.C.; thence, with the line between said two lots southerly 212.4 feet; thence, westerly 92.3 feet; thence northerly 203.3 feet to the southwest corner of said property conveyed to the State; thence, with said State property's southerly boundary line, North 85 deg. 30' East 94 feet to the beginning.

Being the same property conveyed to James P. Shealy, Jr. and wife, Carol S. Shealy by deed from Margaret Daugherty Knight, unmarried of record in Book 6419 and Page 187 on 10/29/1984 and filed for record on 11/05/1984, Register's Office for Davidson County.
Being the same property conveyed to Carol Sadley Shealy by deed from James P. Shealy, Jr. of record in Book 10088 and Page 907 on 06/17/1996 and filed for record on 06/17/1996, Register's Office for Davidson County. **Carol Sadler Shealy died Intestate and Jack lee Smith, Fred Wayne, Smith, and Celia Kaye Smith Mathis heirs by virtue, see recorded affidavit of heirship #20080627.0066492

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as **126 Tallwood 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/our hand(s) this 24th day of June, 2008

Jack Lee Smith by Don Clark, attorney-in-fact

Fred Wayne Smith by Don Clark, attorney-in-fact

Celia Kaye Smith Mathis, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 24th day of June, 2008, before me personally appeared, Don Clark, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jack Lee Smith, Fred Wayne Smith and Celia Kaye Smith Mathis, and who acknowledged such persons executed the same as the free act and deed of themselves.

Notary Public

Commission Expires:

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20, 2010