RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45766

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/08 10:12 2 pgs
Fees:13.00 Taxes:576.42

20080707-0069527

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,790.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 22, 2010

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Firstark & Co., LLP, Exchange	Gerald W. Bequette	08314024100
401 N. Arkansas Avenue	347 County Road, 3546	
Russellville, AR 72801	Clarksville, AR 72830	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, AS PART OF AN IRC 1031 TAX DEFERRED EXCHANGE, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Holley-Seals-Lizarraga, married

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

Firstark & Co., LLP, Exchange Accommodation Title Holder

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:

Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Holley-Seal Lizarraga, a married person, by deed from Walter L. Lawhorn, Jr., a married person and his wife, Frances Lawhorn, of record in Instrument Number 20020710-0082826, Register's Office for Davidson County, Tennessee.

This is investment property and not the residence of Grantor nor any spouse of hers.

Unimproved ( )
This is improved (X) property known as 320 South 17th Street, Nashville, TN 37206

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 30th day of June, 2008

Holley Seals-Lizarraga by Giachery Lizarraga, Atty in Fact
Holley-Seals-Lizarraga
By: Giachery Lizarraga, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, GIACHERY LIZARRAGA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for HOLLEY SEALS-LIZARRAGA, the bargainor, and that he as such Attorney-in-Fact, executed the within Warranty Deed by signing the name of HOLLEY SEALS-LIZARRAGA as her free act and deed.

WITNESS my hand and official seal this 30th day of June, 2008.

Notary Public

My Commission Expires: 7/24/2010

