THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***325,000.00.

Affiant

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

Notary Public

My Commission Expires: 9.30.09

Davidson County DEEDWARR
Recvd: 08/07/08 13:10 2 pgs
Fees:13.00 Taxes:1202.50
20080807-0081601

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Efren Perez 3805 Elkins Avenue Nashville, Tennessee 37209	New Owner	MAP 092-13-0 PARCEL 212.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Five Thousand and 00/100 Dollars ($***325,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Hoyt Bell Family Limited Partnership, a Georgia Limited Partnership, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Efren Perez, a married man, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 of Block 24 on the Plan of Charlotte Park Company's Second Addition of record in Plat Book 57, page 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Hoyt Bell Family Limited Partnership, a Georgia Limited Partnership, by deed dated November 3, 2006, from Carolyn W. James, unmarried, of record as Instrument No. 20061103-0137303 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3805 Elkins Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's Second Addition of record in Book 57, page 160 and 161, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, hisr heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of July, 2008, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

HOYT BELL FAMILY LIMITED PARTNERSHIP

By: BCZ, Inc., its sole general partner

By: _____
Katy Zuccarello

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Katy Zuccarello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of BCZ, Inc., the within named bargainor, a corporation, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

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

_____
Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212