PICK-UP

WARRANTY DEED

The actual consideration or value for this transfer is $ 18,000.00 .

Jhon J. Pulecio
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 20 day of January 2009.

NOTARY PUBLIC
My Commission Expires: 1-09-2012

Davidson County DEEDWARR
Recvd: 01/23/09 11:20 2 pgs
Fees:13.00 Taxes:66.60
20090123-0005971

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Esq. 2217 Old Hickory Bvd. Old Hickory,TN. 37138. (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:		MAP / PARCEL NO.
JHON PULECIO and wife	New Owner	Tract I	53 - 8 / 148.00
HAYDEE MARTINEZ		Tract II	53 - 8 / 16.00
5027 Preserve Blvd.			
Antioch, TN. 37013			

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by JOHN PULECIO and wife HAYDEE MARTINEZ, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **BEAU JARRED SCHEKERYK**, an un-married man, the GRANTOR herein, by these presents do transfer and convey unto:

JHON PULECIO and wife, HAYDEE MARTINEZ, the GRANTEES herein, their heirs and assigns, in fee simple absolute, all my right title, estate and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

TRACT I. Land in the 4th Civil District, (11th Councilmanic District) of Davidson County, Tennessee being the Westerly part of Lots No. 11 & 12, Block 14 on the Plan of Dabbs & Elliott's Subdivision, of record in Book 547, page 127, Register's Office for Davidson County, Tennessee and described according to a survey by Ralph Lambert & Son Surveyors, dated September 6, 1975 as follows:

Beginning at an iron pin in the Southerly margin of Lakeshore Drive, (formerly Pitts Avenue), said point being North 49° 31' West 114.0 Feet from the right of way intersection of said Drive and 24th Street, said point being the Northwesterly corner of Lot No. 12; thence North 49° 31' West 30 feet to an iron pin at the intersection of said Drive and a 10 foot alley (undeveloped); thence, South 40° 29' West with the Easterly margin of said alley, 100.0 feet to an iron pin, said point being the common corner of Lots 10 & 11; thence with the line of Lots 10 & 11 South 49° 31' East 36.2 Feet to an iron pin; thence North 33° 31' 29" East bisecting lots 11 & 12, 84.06 feet to an iron pin; thence South 56° 28' 21" East 6.0 feet to an iron pin; thence; North 33° 31' 29" East 16.0 feet to the point of beginning.

TRACT II. Land in the 4th Civil District, (11th Councilmanic District) of Davidson County, Tennessee being the Westerly part of Lots No. 10, Block 14 on the Plan of Dabbs & Elliott's Subdivision, Old Hickory, Tennessee, of record in Book 547, page 127, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the southeasterly margin of a 10 foot alley (undeveloped) at the northwest corner of the property conveyed to Ronald H. Blanchette by deed from Ida C. Pucket, of record in Book 4967, page 644 said Register's Office; thence; South 40° 29' West, with the Easterly margin of said alley, 50 feet to an iron pin, said point being the corner of Lots Nos. 9 and 10, South 49° 31' East 42.30 feet to an iron pin; thence North 33° 31' 29" East 50.37 feet to an iron pin at Blanchette's Southeast corner; thence with Blanchette's Southwesterly line, North 49° 31' West 36.2 feet to the point of beginning.

Being all the same property described and conveyed to BEAU JARRED SCHEKERYK, by deed from PETER SCHEKERYK of record as Instrument #20080512-0049010, Register's Office for Davidson County, Tennessee

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2009 Property taxes are to be prorated and assumed by the GRANTEES.
** Subject to the property improvements, a two family Residence, lying across the North Easterly boundary line and encroaching into an undeveloped alley.

This is improved property known as: 2206 A & B Lakeshore, Old Hickory, TN 37138.
AND un-improved property known as: 304 24th Street, Old Hickory, TN 37138.

Witness my hand this 16 day of January 2009.

Beau Jarred Schekeryk
BEAU JARRED SCHEKERYK

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, Paul R Nichols, a Notary Public in and for said County and State, the within named BEAU JARRED SCHEKERYK the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained. US Passport

Sworn to and Witness my hand and official seal this 16 day of January 2009.

Paul R Nichols
NOTARY PUBLIC

My Commission Expires:

PAUL R NICHOLS
MY COMMISSION # DD722289
EXPIRES October 04, 2011
(407) 398-0... FloridaNotaryService.com