BILL GARRETT, Davidson County
Trans:T20090018945 DEEDWARR
Recvd: 03/23/09 10:31 2 pgs
Fees:13.00 Taxes:5550.00
20090323-0025688

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

**WARRANTY DEED**

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500.000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2009.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JUAN A. CRUZ et ux<br>301-305 Gallatin Pike South<br>Madison, Tennessee 37115 | Same as new owner | MAP 042-16-0-204.00 |

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 ($1,500,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **HICKORY INVESTMENTS, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JUAN A. CRUZ and wife, MARIA A. PENA MARTINEZ,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of H.C. Pratt Subdivision, as of record in Book 5200, page 49, Register's office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Hickory Investments, LLC by Quitclaim Deed dated December 12, 2001 from Claude E. Blankenship, of record in Instrument No. 20020222-0022925, Register's Office for Davidson County, Tennessee.
>
> This is improved property known and designated as 301-305 Gallatin Pike South, Madison, Tennessee 37115.
>
> This conveyance is made subject to all matters as shown on plat of record in Book 5200, page 49; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is

unencumbered except by lien of the 2009 property taxes, which taxes are being pro-rated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 11th day of March, 2009.

HICKORY INVESTMENTS, LLC

BY: _____
CLAUDE E. BLANKENSHIP, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of March, 2009, before me, appeared Claude E. Blankenship, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Hickory Investments, LLC, a Tennessee Limited Liability Company and that said instrument was signed in behalf of said Hickory Investments, LLC, and he acknowledged said instrument to be the free act and deed of the said Hickory Investments, LLC.

Witness my hand at office this the day and year above written.

_____
Notary Public

JANE GRATER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires: 9/25/10