WARRANTY DEED

G-VRES-09-0407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

RUDY TITLE & ESCROW DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salvador M. Hernandez	Pinnacle National Bank	
407 Page Road	(NAME) 211 Commerce Street, Suite 300	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37201	130-9-66.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY A. BOSWORTH AND HUSBAND, CHRISTOPHER M. BOSWORTH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SALVADOR M. HERNANDEZ AND WIFE, EILEEN S. HERNANDEZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 6 ON THE NORTHWESTERLY PART OF LOT NO. 5 ON THE MAP OF A RESUBDIVISION OF LOTS 3, 4 AND 5 OF THE BRANSFORD REALTY COMPANY'S FORREST PARK SUBDIVISION OF PART OF BELLE MEADE, AS OF RECORD IN BOOK 421, PAGE 64, SAID RESUBDIVISION BEING UNRECORDED AND DESCRIBED PARTLY ACCORDING TO A SURVEY MADE MARCH 25, 1941, BY S. R. SANFORD, JR., CIVIL ENGINEER, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF A 25 FOOT STRIP RESERVED FOR ROADWAY, 35 FEET NORTHWESTERLY FROM A SPIKE SET IN THE CENTER LINE OF PAGE ROAD, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO WAKEFIELD, BY DEED OF RECORD IN BOOK 1195, PAGE 547, THENCE ALONG THE MARGIN OF SAID RESERVED STRIP, NORTHWESTERLY 215 FEET TO AN IRON PIN IN THE NORTHWESTERLY CORNER OF LOT NO. 6 OF SAID BRANSFORD REALTY COMPANY'S FORREST PARK SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE LINE BETWEEN LOT 6 OF SAID BRANSFORD REALTY COMPANY'S SUBDIVISION AND LOT 6 OF SAID RESUBDIVISION 175 FEET TO A POINT; THENCE SOUTHEASTERLY 123.26 FEET TO THE COMMON CORNER OF LOTS 4 AND 5 OF SAID RESUBDIVISION, BEING THE NORTHERLY REAR CORNER OF SAID WAKEFIELD PROPERTY ABOVE MENTIONED; THENCE ALONG WAKEFIELD'S LINE, NORTHWESTERLY 325 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY A. BOSWORTH AND HUSBAND, CHRISTOPHER M. BOSWORTH BY GENERAL WARRANTY DEED FROM MACLIN P. DAVIS, JR., RECORDED ON THE 21ST DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070321-0034402, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 64; BOOK 6313, PAGE 874; INSTRUMENT NUMBER 20000525-0052479; AND 20000530-0053196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 407 Page Road, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20090036677 DEEDWARR
Recvd: 06/03/09 10:14 2 pgs
Fees: 13.00 Taxes: 2405.00

20090603-0051057

Witness my/our hand(s) this 28th day of May, 2009.

Kimberly A. Bosworth

Christopher M. Bosworth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly A. Bosworth and Christopher M. Bosworth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903