This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090062410 DEEDWARR
Recvd: 09/11/09 11:18 1 pgs
Fees:13.00 Taxes:555.00
20090911-0085194

Warranty Deed

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
Marco Juarez 24 E. Thompson Ln. Nashville, TN 37211	Same	119-04-0-067.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **YONAS ALTIMIMI** (Grantor) has this day bargained and sold, and does hereby transfer and convey to **MARCO JUAREZ** (Grantee) his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 45 on the plan of Glencliff Estates, Section Four, as of record in Book 1835, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 45 fronts 105 feet on the south side of Lawndale Drive and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Yonas Altimimi by Warranty Deed from Benjamin P. Hardesty, an unmarried man, and Pat Hardesty, an unmarried man of record in Instrument Number 20070605-0066506, Register's Office for Davidson County, Tennessee.

This is improved property known as 294 Lawndale Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 1st day of September, 2009.

Yonas Altimimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2009.

Notary Public

My Commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **Yonas Altimimi** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this the 1st day of September, 2009.

NOTARY PUBLIC

My commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE