BILL GARRETT, Davidson County
Trans:T20090076748 DEEDWARR
Recvd: 11/10/09 09:54 2 pgs
Fees:13.00 Taxes:522.44
20091110-0103896

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of November, 2009, by and between Walter H. Carter, Trustee for the 824 Post Oak Drive Trust, party of the first part, and Stanford Cruz and Nora Hosey Cruz, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 142 of Meadow Woods Subdivision, Section Five, recorded in Instrument Book 20010605-00058130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Walter H. Carter, Trustee for the 824 Post Oak Drive Trust, by virtue of that certain Cash Deed dated April 17, 2006, at Instrument No. 20060421-0046126 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010** Davidson **County real property taxes, being a lien not yet due and payable and Deed of Trust in favor of Civic Bank and Trust in the amount of $103,275.00 dated April 17, 2006 of record at Instrument No. 20060421-00462127 in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee

Walter H Carter, Trustee for the 824 Post Oak Drive Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Walter H. Carter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of November, 2009.

Notary Public

10/23/2012

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/23/2012

Property Owner & Address: Stanford Cruz and Nora Hosey Cruz

824 Post Oak Drive
Antioch, Tn 37013

Tax Parcel No 164160A12900CO

Property Address: 824 Post Oak Drive
Antioch, TN 37013

MAIL TAX BILLS TO: Walter H. Carter, Trustee

2200 21st Avenue South, Suite 220
**Nashville, TN 37212**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $141,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of November, 2009.

Notary Public

My Commission Expires: 10/23/2012

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY