This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20090077054 DEEDWARR
Recvd: 11/12/09 11:33 2 pgs
Fees:13.00 Taxes:2257.00
20091112-0104301

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Embassy Realty, LLC 1921 21st Avenue South Nashville, TN 37212	**SAME**	Map 104-12 Parcel No. 55.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Manuel Sir**, (herein referred to as "Grantor") has this day bargained and sold and, by these presents, do hereby transfer and convey unto **Embassy Realty, LLC** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 6 and the southerly 9-1/2 feet of Lot No. 5 on the Map of Hamilton Parks' 10 and 28/160th acre tract, as of record in Plan Book 161, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and part of Lot No. 5 adjoin and front together 70 feet on the westerly side of 21st Avenue South, formerly Hillsboro Pike, and runs back between parallel lines, along the northerly margin of Fairfax Street, (formerly Jones Avenue), a distance of 155 feet to the easterly margin of an alley.

Included in the above description but expressly excluded therefrom is that property that was conveyed to the State of Tennessee for Right of Way Highway Purposes of record in Book 4729, page 357, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Manuel Sir by deed dated 11/07/74 from Joel Berlin, of record in Book 4841, page 898, Register's Office for Davidson County, Tennessee.

This is improved property known as 1921 21st Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds himself, his heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 5th day of November, 2009.

GRANTOR:

Manuel Sir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Manuel Sir, 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.

Witness my hand and official seal, this the 5th day of November, 2009.

Notary Public

My Commission Expires: 9-3-2012
(SEAL)

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $610,000.00.

AFFIANT

Subscribed and sworn to before me, 5th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 9-3-2012

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012