BILL GARRETT, Davidson County
Trans:T20100003488 DEEDWARR
Recvd: 01/19/10 14:43 2 pgs
Fees:13.00 Taxes:925.00
20100119-0004449

FROM: Michael J. Seremet

TO: H & S Property Holdings, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
H & S Property Holding, LLC	H & S Property Holding, LLC	Map 104-11
4972 Heather Point	4972 Heather Point	Parcel 20
Birmingham, AL 35242	Birmingham, AL 35242	

THIS INSTRUMENT PREPARED BY: Jackson M. Payne, Leitman, Siegal, Payne & Campbell, P.C., 2100-A Southbridge Parkway, Suite 450, Birmingham, AL 35209

STATE OF ALABAMA
COUNTY OF JEFFERSON

The actual consideration or value, whichever is greater, for this transfer is $ 250,000 .

Affiant

Subscribed and sworn to before me this 14th day of January, 2010.

Notary Public
My Commission Expires: PAULA B. PONDER MY COMMISSION EXPIRES JANUARY 19, 2013

PAULA B. PONDER NOTARY PUBLIC ALABAMA STATE AT LARGE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MICHAEL J. SEREMET, a single man, hereinafter referred to as "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto H & S HOLDINGS, LLC, an Alabama limited liability company, hereinafter call "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: PROPERTY MJS

Land in Davidson County, Tennessee, being Lot No. 47 and the easterly 2 feet of Lot No. 46, and the westerly 5 feet of Lot No. 48, on the plan of rich Subdivision of certain lots in Stokes and Marshall, of record in Book 547, page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 47 and said parts of Lots No. 46 and 48 adjoin and front together 57 feet on the northerly margin of Acklen Avenue and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Joel Leftwich and wife, Elizabeth Brown Leftwich by deed from John U. Wilson and wife, Louise Wilson of record in Book 1417, page 672, Register's Office for Davidson County, Tennessee. The said Joe Leftwich and wife, Elizabeth Brown Leftwich having since died and Joe Leftwich having predeceased Elizabeth Brown Leftwich. By will of Elizabeth Brown Leftwich of record in Will Book 225, page 58, Probate Court for Davidson County, Tennessee, the property was conveyed to Betsye Faye Leftwich Kimery. Being the same property conveyed to Michael Seremet by deed from Betsye Faye Leftwich Kimer and husband Richard Kimery of record in Book 11506, page 442, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to 2010 Metropolitan taxes.

This is improved property known as 2602 Acklen Avenue, Nashville, Tennessee 37210.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS its hand this 6th day of Jan., 2009. 10 ok plf

MICHAEL J. SEREMET

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL J. SEREMET, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Birmingham, Alabama, this the 6th day of Jan., 2009. 10 ok plf

PAULA S. PONDER NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires:

PAULA B. PONDER
MY COMMISSION EXPIRES
JANUARY 19, 2013