Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ruben Gomez, Jr. & Leticia C. Goajardo		Map: 133-15
320 Welch Road, # P-5	SAME	Group: A
Nashville, TN 37211		Parcel: 99 CO
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 372005. Information supplied by parties.		

BILL GARRETT, Davidson County
Trans:T20100008299 DEEDWARR
Recvd: 02/10/10 11:17 2 pgs
Fees:13.00 Taxes:70.30
20100210-0010432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jerry R. Holt, Jr. and wife, Kathy R. Holt,** (The "Grantor(s)") has bargained and sold, and by these presents do transfer and convey unto, **Ruben Gomer, Jr., a unmarried man, and Leticia C. Goajardo, a married woman, as tenants in common,** (The "Grantee(s)"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING Unit P-5 of Pagoda Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Jerry R. Holt, Jr. and wife, Kathy R. Holt, by Warranty Deed from Samuel E. Hines, Jr., a married man, dated January 20, 2006, of record in instrument No. 20060123-0008754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2010 and subsequent years, a lien not yet due and payable.**
2. **Charter for the Pagoda Homeowners Association of record in Book 6110, Page 98.**
3. **Sewer Easement of record in Book 6548, Page 125.**
4. **By-Laws of record in Book 6111, Page 64.**

This is improved property known as 320 Welch Road, # P-5, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $19,000.00.

Natasha J Ozier
Affiant

Subscribed and sworn to before me this 9TH day of FEBRUARY, 2010

Joseph V. Ferrelli
Notary Public

MY COMMISSION EXPIRES 7/10/12

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), their successors and assigns, forever.

And Grantor(s) does covenant with the said Grantee(s) that the Grantor(s) is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor(s) does further covenant and themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has caused this Deed to be executed this 9TH day of FEBRUARY, 2010.

J. R. Holt Jr.
JERRY R. HOLT, JR.

Kathy R Holt
KATHY R. HOLT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jerry R. Holt, Jr. and Kathy R. Holt** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9TH day of FEBRUARY, 2010.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 7/10/12

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY