This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEL 133-16-0-118.00

SEND TAX BILLS TO:

SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

NAME AND ADDRESS OF NEW OWNERS:

Maykel Arguelles Cruz
4806 Citrus Drive
Nashville, TN 37211

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20100021033 DEEDWARR
Recvd: 04/09/10 10:33 3 pgs
Fees:18.00 Taxes:316.35
20100409-0026866

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

We, the undersigned, **Linda S. Waller and husband, Herschel Wade Waller** and **Thomas Randal Holt, Sr. and wife, Cherrie Lynn Holt**, have bargained and sold and do hereby transfer and convey unto **Maykel Arguelles Cruz**, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 83 on the Plan of the resubdivision of Lots 53 and 83 of Kenilworth Estates, Section I, as of record in Book 2854, Page 144, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Citrus Drive at the corner of lots Nos. 53 and 83: thence with the line between said two lots eastwardly 109.9 feet; thence South 22° 10' west 4.2 feet; thence south 3° 30' west 80 feet to the northerly margin of Penfield Drive; thence with same westerly 89 feet to the beginning of a curve; thence around said curve having a radius of 20 feet northwesterly 31.4 feet to the easterly margin of Citrus Drive; thence with same northerly 64 feet to the beginning.

BEING the same property conveyed to William W. Holt, III and wife, Alice E. Holt from Samuel P. Luckey, Jr. and wife, Gloria R. Luckey, by deed dated March 26, 1963 and appearing of record in Book 3536, Page 151, in the Register's Office of Davidson County, Tennessee. Alice E. Holt died on August 10, 2008 in Davidson County, Tennessee, leaving William W. Holt, III as the sole surviving tenant by the entirety. William W. Holt, III died intestate on December 2, 2009 in Davidson County, Tennessee leaving Linda S. Waller and Thomas Randal Holt as his only children and heirs at law.

THIS CONVEYANCE IS MADE SUBJECT to an overhang easement across southerly part of premises, easement for 8-inch sewer across southwest corner of premises, 40-foot building setback line from Citrus Drive and 20-foot building setback line from Penfield Drive, and conditions of owners certificate as shown on plan on record in Book 2854, Page 144, in the Register's Office for Davidson County, Tennessee; to restrictive covenants of record in Book 3103, Page 610, said Register's Office; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

*Herschel Wade Waller and Cherrie Lynn Holt join in this instrument for the purpose of conveying their marital interest in said property.

This is improved property known as 4806 Citrus Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns, forever.

AND we do covenant with the said Grantee herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2010 property taxes are being prorated between the parties hereto, the Grantee assuming payment thereof.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS OUR HANDS, this 5th day of April, 2010.

Linda S. Waller
Linda S. Waller

Herschel Wade Waller
Herschel Wade Waller

Thomas Randal Holt Sr.
Thomas Randal Holt, Sr.

Cherrie Lynn Holt
Cherrie Lynn Holt

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Linda S. Waller and Herschel Wade Waller, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 5th day of April, 2010.

Olivia Stelter
Notary Public

My commission expires: 2-11-2013

OLIVIA STELTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Thomas Randal Holt, Sr. and Cherrie Lynn Holt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 5th day of April, 2010.

Olivia Stelter
Notary Public

My commission expires: 2-11-2013

OLIVIA STELTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $85,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 5th day of April, 2010.

Olivia Stelter
Notary Public

My commission expires: 2-11-2013

OLIVIA STELTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN