WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2010

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

William T. Chapman, IV
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cesar Adrian Cisneros	Pinnacle National Bank	161-11-O-A
(NAME)	(NAME)	(MAP)
496 Huntington Ridge Drive	150 3rd Avenue South, Suite 900	119.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Amy Jo Girardier and husband, Darrel D. Girardier**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Cesar Adrian Cisneros, unmarried,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 119, HUNTINGTON RIDGE TOWNHOUSES, as shown on plat of record in Plat Book 4675, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amy Jo Girardier and husband, Darrel D. Girardier, by deed dated December 22, 2003, from Ginger Sue Snell and Eddie R. Ware, both unmarried, of record in Instrument No. 20040113-0004926, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 496 Huntington Ridge Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this 30th day of August, 2010.

Amy Jo Girardier

Darrel D. Girardier

BILL GARRETT, Davidson County
Trans: T20100054266 DEEDWARR
Recvd: 08/31/10 11:11 2 pgs
Fees: 13.00 Taxes: 521.70

20100831-0069043

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Amy Jo Girardier; Darrel D. Girardier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of August, 2010.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7-5-2011