(2)

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MARCH, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03925 ZUNIGA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Gustavo Zuniga	Same	09113027500
6014 Charlotte Pike		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

S. BATTLE PAGE JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GUSTAVO ZUNIGA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6014 Charlotte Pike, Nashville, TN 37209

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 the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors 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 my hand on the 25th day of March, 2011.

S. Battle Page Jr.

BILL GARRETT, Davidson County
Trans:T20110019177 DEEDWARR
Recvd: 04/01/11 13:52 2 pgs
Fees:13.00 Taxes:999.00
20110401-0025199

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, S. BATTLE PAGE JR., the bargainor(s), 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 at Franklin, Tennessee, this 25th day of March, 2011.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

EXHIBIT A - LEGAL DESCRIPTION

Being part of Lots 1 and 2 on the E. T. Brown's Subdivision of 18 acres, as of record in Book 332, Page 126, Register's Office for said County, and described as follows:

Beginning at the Northeast corner of Charlotte Pike and Cowan Street, being the Southwest corner of Lot 1 on said plan; thence running Easterly with the margin of Charlotte Pike, 61 feet to a point; thence Northwardly 189 feet to a point; thence Westerly 54 feet, more or less, to a point in the Easterly margin of Cowan Street; thence with the margin of the same, Southerly 208 feet to the point of beginning.

Being the same property conveyed by Installment Deed from Delbert Shelby and wife, Thelma Shelby to Mary Maxine Page, Trustee for S. Battle Page, Jr., an infant, as recorded on the 17th day of December, 1970 in Book 4467, Page 256 and Quitclaim Deed from Mary Maxine Page, Trustee for S. Battle Page, Jr. to S. Battle Page, Jr. and wife, LeAnne Foster Page as recorded on the 17th day of August, 1984 in Book 6362, Page 279, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to S. Battle Page Jr. by Quitclaim Deed from Leanne Foster Hale fka Leanne Foster Page of Record in Instrument #20110401-0025198, Registers Office for Davidson County Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. T. BROWN'S SUBDIVISION OF 18 ACRES, as recorded in Plat Book 332, Page(s) 126, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).