ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Roberto Hernandez 201 Queen Avenue Nashville, TN 37207	New Owner	Map 071-03-0 Parcel 131.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

WARRANTY D E E D

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Jack Calvin Wallace III and Randall W. Wallace (collectively hereinafter referred to as "Grantor"), has bargained and sold and by these presents does hereby sell, bargain, and convey and convey to Roberto Hernandez (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being the westerly 50 feet of Lot No. 138 on the map of Haynie's Oriental Subdivision, as of record in book 161, pages 26 and 27, Register's Office for said County.

Said part of Lot No. 138 fronts 50 feet on the northerly side of Queen Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Jack Calvin Wallace III and Randall W. Wallace by Quitclaim Deed from Jack Calvin Wallace, Executor et al. of record in Instrument 20140423-0034179, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 201 Queen Avenue, Nashville, Tennessee 37207.

This conveyance is subject to the following:

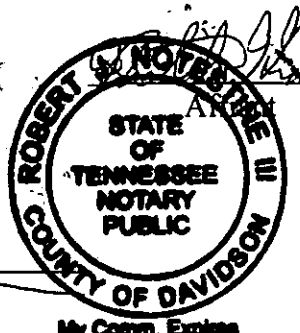
1. Taxes for the year 2014 for Davidson County, Tennessee, which are not yet due and payable.

2. Plat of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, and all matter shown therein.

3. All encumbrances of record and zoning ordinances in effect on date of deed.

BILL GARRETT, Davidson County
Trans:T20140046061 DEEDWARR
Recvd: 06/27/14 15:54 3 pgs
Fees:18.00 Taxes:185.00
20140627-0056726

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $50,000.00.
(
(
(
(Subscribed and sworn to before me
(this 9th day of June, 2014.
(
(
(Notary Public
(My Commission Expires: My Comm. Expires May 8, 2017



TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of June, 2014.

JACK CALVIN WALLACE III

RANDALL W. WALLACE

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Jack Calvin Wallace III whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 9th day of June, 2014.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Randall W. Wallace whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 9th day of June, 2014.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017