This space for Register's Office:

Davidson County DEEDWARR
Recvd: 01/21/04 10:46 2pgs
Fees:13.00 Taxes:68.45

20040121-0007920

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Martin Bubis
944 Main St.
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map & Parcel #43-9-173

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Jimmie Ruth White and son, John Rodney White** hereinafter called the **Grantors**, do hereby convey unto **Martin Bubis,** + Richard Vick hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being the easterly one half of Lot No. 23 of Block C on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County. Said part of Lot No. 23 fronts 50 1/2 feet on the northerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Grantors herein by Quitclaim Deed of record in Instrument No. 20010815-0087899, said Register's Office. See also Book 7511, Page 767, Register's Office for said County and for further reference, see Book 3932, ,Page 941, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 243Dupont Avenue, Madison, TN 37115.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor 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 herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those

encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 17th day of January, 2004.

Jimmie Ruth White
Jimmie Ruth White

John Rodney White
John Rodney White

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Jimmie Ruth White and John Rodney White known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 12th day of January, 2004..

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $18,500.00.

Christie Williams
Affiant

Sworn and subscribed before me on 1-12-04

Notary Public

My Commission Expires: 2-20-05