Grissim Title & Escrow LLC
2309 Crestmoor Rd Ste 300
NAshville, TN 37215

Davidson County DEEDWARR
Recvd: 08/01/06 14:11 2 pgs
Fees:13.00 Taxes:928.70
20060801-0093469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$251,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

July 14, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES:

L. MACKENZIE COMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 23, 2010

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Robert Thomas 4430 Heath Rd. Nashville, TN 37221	SAME AS NEW OWNER	105-9/319

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GIGI GASKINS, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROBERT THOMAS**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being the southerly 1/2 of the easterly 100 feet of Lot No. 17, on the Plan of Jones and Dudley's Addition, as shown on plat of record in Plat Book 57, page 147, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 75 feet on the westerly side of 10th Avenue, South and runs back between parallel lines, 75 feet south of said parallel to West Grove, along the northerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Gigi Gaskins in Instrument 20060510-0054681, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
1905 10TH AVENUE SOUTH, NASHVILLE, TN 37203

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, ~~this~~ date: 07/14/06

Gigi Gaskins

LTSR Number:

GTE File: 2006060369

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gigi Gaskins with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/~~they~~ executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office in Nashville, TN on this the 14th day of July, 2006.

L. MACKENZIE COLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: _____

My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

Commission Expires: _____