PLEASE RETURN TO:
GRISSIM TITLE + ESCROW
2309 CREST MOOR RD STE 300
NASHVILLE TN 37215

# WARRANTY DEED

B-JS-07-655

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Heather Rogers
Affiant

Subscribed and sworn to before me, this 23rd DAY OF August, 2007.

Margaret Sherbert
Notary Public

MY COMMISSION EXPIRES: 6/5/11 (AFFIX SEAL)

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires JUNE 5, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gigi Gaskins | NEW OWNER (NAME) | |
| 655 Wedgewood Avenue (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 105-11-232.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN D. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GIGI GASKINS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING PART OF THE SOUTH PART OF LOT NO. 12 ON THE PLAN OF THE ESTATE OF JOSEPH HORTON, DECEASED, OF RECORD IN BOOK 1, PAGE 44, OF CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WEDGEWOOD AVENUE, THE NORTHWEST CORNER OF THE HAHN PROPERTY, BEING APPROXIMATELY 21-1/2 FEET WEST OF THE COMMON LINE BETWEEN LOTS NO. 12 AND 13; THENCE WITH SAID AVENUE WESTERLY 75 FEET TO A POINT; THENCE SOUTHERLY 169 FEET TO A POINT, THE SOUTHWEST CORNER OF THE HAHN PROPERTY; THENCE WITH THE LINE OF THE SAME, NORTHERLY 167 FEET, MORE OR LESS, TO THAT POINT OF THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN D. SMITH BY QUITCLAIM DEED FROM CHRISTINA M. SMITH, RECORDED ON THE 20TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040920-0112478, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1, PAGE 44, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Davidson County DEEDWARR
Recvd: 08/30/07 10:03 2 pgs
Fees:13.00 Taxes:773.30

20070830-0104275

unimproved ( )
This is improved ( X ) property, known as 655 Wedgewood Avenue, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 23rd day of August, 2007.

Jonathan D. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of August, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903