# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

x Robert L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney At Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Trinii Enterprises, LLC (NAME) | Same (NAME) | MAP & PARCEL |
| 1008 Stainback Avenue (ADDRESS) | (ADDRESS) | 08203034700 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Robert L. Jones and wife, Mary Frances Jones

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

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

Being Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Sharpe & Horn's 1st Addition to Northeast Nashville, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal decsription thereof.

Being the same property conveyed to Robert L. Jones and wife, Mary Frances Jones from James C. and Lois T. Pickett Charitable Remainder Trust by Warranty Deed recored August 25, 2004 as Instrument Number 20040825-0102859, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, ALSO SUBJECT TO the plan of Sharpe & Horn's 1st Addition to Northeast Nashville, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

Davidson County DEEDWARR
Recvd: 11/15/07 13:12 2 pgs
Fees:13.00 Taxes:203.50
20071115-0134120

unimproved ( )
This is improved ( X ) property, known as 1008 Stainback Avenue, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 30th day of October 2007

Robert L. Jones

Mary Frances Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Jones and wife, Mary Frances Jones

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of October, 2007.

Commission expires 3-20-10

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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

My commission expires _____

Notary Public

BEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY