WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF December, 2007

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

G-VRE-07-123

Davidson County DEEDWARR
Recvd: 12/26/07 10:44 2 pgs
Fees:13.00 Taxes:1942.50

20071226-0147042

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
Jonathan M. Kent	New Owner (NAME)	
123 South 11th Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-9-234

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 RENE MAROIS AND ISABEL GAUTHIER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN M. KENT, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 ON THE PLAN OF THE EAST EDGEFIELD ADDITION TO NASHVILLE, ACCORDING TO THE PLAN OF SAID ADDITION AS RECORDED IN BOOK 21, PAGE 147, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 51 FRONTS 50 FEET ON THE EAST SIDE OF 11TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY, AND MEASURES 50 FEET THEREON, THE NORTHEAST CORNER OF SAID LOT IS A POINT IN THE EASTERLY MARGIN OF 11TH STREET 50 FEET FROM THE SOUTHEAST CORNER OF 11TH STREET AND HOLLY STREET.

BEING THE SAME PROPERTY CONVEYED TO RENE' MAROIS AND ISABEL GAUTHIER BY WARRANTY DEED FROM LELAND P. DOMANN AND WIFE, NORMA E. WIMBERLY, RECORDED ON THE 20TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010920-0101910, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 123 South 11th Street, Nashville, Tennessee 37206
(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 17th day of December, 2007.

Rene Marois

Isabel Gauthier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rene Marois and Isabel Gauthier, 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 14th day of December, 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