File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $219,000.00

Subscribed and sworn before me this the 21st day of October, 2008.

(Affix Seal)

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Notary Public

# WARRANTY DEED

800467

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/24/08 15:20 2 pgs
Fees:13.00 Taxes:810.30
20081024-0106747

Address of new owner:
Katy Kattelman
2312 10th Avenue South

Nashville, TN 37204

Map 105-13, Parcel 381

Send tax bills to:

NEW OWNER

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Phillip P. LaRue and wife, Lia LaRue**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Katy Kattelman**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Part of a lot marked "Jacob Schmidt" 9 acres on the Plan of the W.L.B. Lawrence Lands, as of record in Book 21, Page 148, Register's Office for said County, described according to a plat of Jacob Schmidt Heirs, made by W.B. Southgate, Surveyor, and of record in Book 547, Page 120, said Register's Office, as follows:

Beginning on the easterly margin of 10th Avenue South 50 feet northerly from the northerly margin of Caruthers Avenue; running thence northwardly with the easterly margin of 10th Avenue South 50 feet; thence eastwardly and parallel with Caruthers Avenue, 135 feet, more or less; thence southwardly and parallel with 10th Avenue South 50 feet; thence westwardly and parallel with Caruthers Avenue, 135 feet more or less to the beginning.

Being all of the property conveyed to Phillip P. LaRue and Lia LaRue, Husband and Wife by Deed of record in Instrument No. 20080402-0032828; dated 3/28/08; said Register's Office.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 2312 10th Avenue South, Nashville, TN, 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 21st day of October, 2008.

Phillip P. LaRue

Lia LaRue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Phillip P. LaRue and Lia LaRue, the bargainor(s), 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 21st day of October, 2008.

My commission expires:_____

Notary Public




SELINA KNIGHT
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
May 2, 2011