WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

P-RE-08-0518

Davidson County DEEDWARR
Recvd: 01/13/09 10:40 2 pgs
Fees:13.00 Taxes:297.85

20090113-0003146

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keri A. Pisapia	Keri A. Pisapia	
518 McIver Street (ADDRESS)	518 McIver Street (NAME)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (ADDRESS) (CITY) (STATE) (ZIP)	119-13-349.00

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 J & S EQUIPMENT COMPANY, A PARTNERSHIP COMPOSED OF STANFORD M. CREWS AND RICHARD J. QUIRK,A PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KERI A. PISAPIA, UNMARRIED, 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:

Being Lot No. 2 on the Plan of the Resubdivision of Lots 27, 28 and 29, Patterson Subdivision of Maple Hill, of record in Plat Book 5190, page 407, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to J & S Company, a partnership composed of Stanford M. Crews and Richard J. Quirk by deed from William H. Holt and wife, Diana G. Holt of record in Book 6351, Page 281 on 08/01/1984 and filed for record on 08/02/1984, Register's Office for DAVIDSON County.

J & S. Equipment Company and J & S Company are one in the same.

unimproved ( )
This is improved (X) property, known as 518 McIver St, Nashville, Tennessee 37211
(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 19th day of December, 2008.

J & S Company, a partnership composed of Stanford M. Crews and Richard J. Quirk,a partnership

BY: _____

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 19th day of December, 2008, before me personally appeared Stanford M. Crews and Richard J. Quirk, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the partners of J & S Equipment Company, a partnership composed of Stanford M. Crews and Richard J. Quirk, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of December, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Prepared by:

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959