WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-JTG-09-1113

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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
Larry D. Jones	Larry D. Jones	
7051 Highway 70 South, #290 (ADDRESS)	7051 Hwy 70 South #290 (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	072-02-173.00

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, I/we DAVID ALLEN NORDY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY D. JONES AND JUSTIN HICKS AND MICHAEL GARAFOLA, 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 THE EASTERLY ONE-HALF OF LOT NO. 44, ON THE PLAN OF INGLEWOOD PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PORTION OF LOT NO. 44 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF KIRKLAND AVENUE AND EXTENDS BACK 193.6 FEET ON THE EASTERLY LINE AND 192 FEET, MORE OR LESS, ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DAVID O. CARLSON AND WIFE, JENNIFER L. CARLSON BY DEED FROM LOUISE M. YOUNGBLOOD, A WIDOW OF RECORD IN BOOK 5766, PAGE 91 ON 07/02/1981 AND FILED FOR RECORD ON 07/06/1981, REGISTER'S OFFICE FOR DAVIDSON COUNTY. BEING THE SAME PROPERTY CONVEYED TO DAVID ALLEN NORDY BY DEED FROM DAVID O. CARLSON AND JENNIFER CARLSON OF RECORD IN INSTRUMENT 200806090058854 ON 06/05/2008 AND FILED FOR RECORD ON 06/09/2008, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

unimproved ( )

This is improved (X) property, known as 1113 Kirkland Ave, Nashville, Tennessee 37216

(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.

Davidson County DEEDWARR
Recvd: 02/17/09 11:47 2 pgs
Fees:13.00 Taxes:240.50
20090217-0013171

Witness my/our hand(s) this 13th day of February, 2009.

David Allen Nordy

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Allen Nordy, 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 13th day of February, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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