THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09092056**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $990,000.00. Thomas S. Chambless Jr. Affiant Subscribed and sworn to before me, this 20th day of October, 2009. Notary Public My Commission Expires: 11/22/10

William T. Chapman, IV State Of Tennessee Notary Public Davidson County

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WARRANTY DEED

Address New Owner: Thomas S. Chambless Jr. 3409 Hopkins Street Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11707010200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linus Catignani, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas S. Chambless Jr. and Lola Y. Blackwell as joint tenants with the right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the south half of Lot No. 148 on the Plan of North Part of Noel's Subdivision of Watkins Grove of record in Plat Book 547 page 156, in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Said part of said lot fronts 100 feet on the westerly side of Hopkins Street and runs back between parallel lines 200 feet to a dead line. Being the same property conveyed to Linus Catignani by Warranty Deed from Douglas Paul Sladen, recorded on the 5th day of October, 2007 in Instrument No. 20071005-0119365, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3409 Hopkins Street Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2009.

Linus Catignani

Linus Catignani

BILL GARRETT, Davidson County
Trans:T20090071701 DEEDWARR
Recvd: 10/21/09 14:10 2 pgs
Fees:13.00 Taxes:3663.00

20091021-0097409

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linus Catignani, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County