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Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
JBT Inc.
13125 Dulton Cir
Orlando FL 32832

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20090079983 DEEDWARR
Recvd: 11/25/09 08:36 3 pgs
Fees:18.00 Taxes:129.50
20091125-0108217

SEND TAX BILL TO:
Owner

MAP 119-6
GROUP
PARCEL 115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Guy Skinny LLC, ,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **JBT Inc.**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Sterling Heights, Section Five, of record in Plat Book 1835, page 37, Register's Office, Davidson County, Tennessee.

Said Lot No. 201 fronts 75 feet on the southerly margin of Valeria Street and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Guy Skinny LLC by deed from Marcus E. Gambrell, Jr. of record in Instrument no. 20091125010821 6, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **61 Valeria Street, Nashville, Tennessee 37210.**

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, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this **the 17th** day of **November, 2009.**

Guy Skinny LLC

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lawrence Wisniewski** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the managing member of **Guy Skinny LLC**, the within named bargainor, a company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such managing member.

WITNESS my hand and official seal this 17th day of November, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $36,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of November, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011