WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRE-10-1609

STATE OF Tennessee

COUNTY OF Davidson

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

Chad Lautt
Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2410

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tip Top Trust, Chad Lautt, Trustee	Chad Lautt (NAME)	
1609 Boscobel Street	PO Box 23096	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37202	83-14-251.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JOAN BAYLESS AND NATHAN SINGER AND VICKIE KAY LANE AND MICKIE FAY BRADEN AND JOSEPH A. SINGER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD A. LAUTT, TRUSTEE OF THE TIP TOP TRUST DATED OCTOBER 11, 2007, 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 LOT NO. 334 ON THE PLAN OF EDGEFIELD LAND COMPANY'S 2ND OR SPRING ADDITION, AS RECORDED IN BOOK NO. 57, PAGE 152, IN THE OFFICE OF THE REGISTER FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 334 FRONTS FIFTY (50) FEET ON THE NORTH SIDE OF BOSCOBEL STREET AND RUNS BACK NORTHWARDLY AND BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY AND WAS CONVEYED TO MRS. JENNIE LUSKY BY DEED REGISTERED IN BOOK NO. 497, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ERNEST ANTHONY SINGER AND WIFE, EDNA RUTH SINGER BY INSTALLMENT DEED FROM G. A. MORROW AND WIFE, GRACE KLINE MORROW, RECORDED ON THE 4TH DAY OF JUNE, 1954 IN DEED BOOK 2280, PAGE 496, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID EARNEST ANTHONY SINGER HAVING PREDECEASED EDNA RUTH SINGER. SAID EDNA RUTH SINGER HAVING SINCE DIED INTESTATE LEAVING JOAN BAYLESS, NATHAN SINGER, VICKIE KAY LANE, MICKIE FAY BRADEN, AND JOSEPH A. SINGER AS HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20100223-0013726 and 20100223-0013727 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1609 Boscobel Street, Nashville, Tennessee 37206

(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.

BILL GARRETT, Davidson County
Trans:T20100010669 DEEDWARR
Recvd: 02/23/10 12:01 2 pgs
Fees:13.00 Taxes:240.50

20100223-0013728

Witness my/our hand(s) this 19th day of February, 2010.

Joan Bayless

Nathan Singer

Vickie Kay Lane

Mickie Fay Braden

Joseph A. Singer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan Bayless, Nathan Singer, Vickie Kay Lane, Mickie Fay Braden, and Joseph A. Singer, 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 19th day of February, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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