WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100012493 DEEDWARR
Recvd: 03/03/10 09:55 2 pgs
Fees:13.00 Taxes:525.40
20100303-0016153

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$142,000.00.**

Chad Lautt, Trustee
Affiant

Subscribed and sworn to before me, this the 26th day of February, 2010.

DaNita Lane
Notary Public

My commission expires: _____
(AFFIX SEAL)

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-19-2012

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chad A. Lautt, Trustee of the Tip Top Trust U/A/D October 11, 2007	Chad A. Lautt, Trustee	**Map 083-02-014**
1403 McKennie Avenue	P.O. Box 23096	
Nashville, TN 37206	Nashville, TN 37202	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William E. Jabus, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad A. Lautt, Trustee of the Tip Top Trust U/A/D October 11, 2007

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 17 on the Plan of H.M. Doak's Subdivision, of record in Plat Book 332, Page 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William E. Jabus and wife, Marilyn J. Jabus, by Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20030926-0142828, Register's Office for Davidson County, Tennessee. Marilyn J. Jabus having died March 11, 2004.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **1403 McKennie Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 26th day of **February, 2010.**

William E. Jabus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William E. Jabus,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **February, 2010.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.