Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100023972 DEEDWARR
Recvd: 04/22/10 11:55 2 pgs
Fees:13.00 Taxes:514.30
20100422-0030496

39-B
File #10-1091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter A. Jakes, Sr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Upside, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being lot No. 9 on the map of B.E. Woodard's Subdivision of a part of the W.J. Tune Land, as of record in Book 974, pages 94 and 95, Register's Office for said County.

Said Lot No. 9 fronts 100 feet on the northeasterly side of Moss Rose Drive and runs back 400 feet on the northwesterly line and 396 feet on the southeasterly line to low water mark of Cumberland River, measuring 100 feet, more or less thereon.

Being the same property conveyed to Joseph W. Phillips and wife, Alice K. Phillips by Warranty Deed dated August 1, 1947 of record in Book 1514, page 229, Register's Office for Davidson County, Tennessee. The said Joseph W. Phillips died August 29, 1967. Said Alice K. Phillips (a/k/a Alice Kennedy Phillips) died November 15, 2005. Said Alice Kennedy Phillips left a Last Will and Testament which was admitted to Probate in the Probate Court for Davidson County, Tennessee in Docket No. 06P-269. Said Last Will and Testament was recorded as Instrument No. 20061129-0147322, said Register's Office, and said Will devises the subject real property to Ruth Kennedy Jakes and Walter A. Jakes, Sr., jointly, or to the survivor of them. Said Ruth Kennedy Jakes having predeceased Alice Kennedy Phillips, leaving Walter A. Jakes, Sr. as the surviving devisee under said Last Will and Testament.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4004 Moss Rose Drive, Nashville TN, 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of April, 2010.

Walter A Jakes Sr

Walter A. Jakes, Sr.

State of Tennessee)
County of Davidson)

On this 16th day of April, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Walter A. Jakes, Sr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139,000.00.

X Walter A Jakes Sr
Affiant

Sworn and subscribed before me on this the 16th day of April, 2010.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
~~Marcia Egerton~~ Upside, LLC
4004 Moss Rose Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
73-1-258