WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Macario M. Lacap and** **Remedios M. Lacap** **402 28th Street** **Old Hickory, Tennessee 37138**	SEND TAX BILLS TO: Macario and Remedios Lacap 408 Hicks Road Nashville, TN 37221	MAP-PARCEL NUMBERS: **05308012100**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KIMBERLY STAGGS, as Trustee of the 402 28th Street Land Trust with full authority to sell and convey

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

MACARIO M. LACAP and REMEDIOS M. LACAP, husband and wife

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

BEING Lot Numbers 3 and 4 of Block 20 on the Plan of Dabbs & Elliot Subdivision, of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 3 and 4 of Block 20 fronts together a total of 100 feet on the southeasterly margin of 28th Street North and extends back between parallel lines 94 feet to a line in the rear.

BEING the same property conveyed to Kimberly Staggs, as Trustee of the 402 28th Street Land Trust, by warranty deed from Belinda Biggs, a single woman, of record in Instrument No. 20090921-0087582 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **402 28th Street, Old Hickory, Tennessee 37138.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 9th day of April, 2010.

Kimberly Staggs as trustee

KIMBERLY STAGGS, as Trustee
Of the 402 28th Street Land Trust

BILL GARRETT, Davidson County
Trans:T20100025181 DEEDWARR
Recvd: 04/28/10 08:29 2 pgs
Fees:13.00 Taxes:202.76
20100428-0032023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KIMBERLY STAGGS, as Trustee, with the full authority to sell and convey,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 19th day of April, 2010.

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-4-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $54,800.00.

AFFIANT

Sworn to and subscribed to before me this 19th day of April, 2010.

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-4-13