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

39-B
File #10-1262

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT1008 00555

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 **E. Blair Daly, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd E. Grabois and wife, Melissa Grabois**, 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:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, pages 65 and 66, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to E. Blair Daly, unmarried by deed from Laura Kathleen Andrews, unmarried, dated February 18, 2000 of record in Instrument No. 20000218-0016546, Register's Office for Davidson County, Tennessee.

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: 5322 General Forrest Court, Nashville TN, 37215.

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 7th day of October, 2010.

E. Blair Daly

BILL GARRETT, Davidson County
Trans:T20100064525 DEEDWARR
Recvd: 10/12/10 10:43 2 pgs
Fees:13.00 Taxes:1461.50
20101012-0081607

State of Tennessee)
County of Davidson)

On this 7th day of October, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named E. Blair Daly, 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

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 395,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of October, 2010.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
Todd E. Grabois
5322 General Forrest Court
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Tennessee Bank & Trust
9000 Carothers Pkwy
Franklin, TN 37067

TAX MAP-PARCEL #:
145-13-30.00