BILL GARRETT, Davidson County
Trans:T20110000411 DEEDWARR
Recvd: 01/03/11 14:51 3 pgs
Fees:18.00 Taxes:665.63
20110103-0000576

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $179,900.00 (One Hundred Seventy Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 31st day of December, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES: 01/07/2013 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 2309 Crestmoor Road, Suite 300, Nashville, TN. 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS: Michael G. Krabousanos 514,516&518 and 0 Hamilton Avenue Nashville, TN 37203	SEND TAX BILLS TO: Michael Krabousanos 100 Rebecca Drive Crossville, TN 38555	MAP-PARCEL NUMBER: Map 10507020900 10507021000 10507021100 10507021200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GIGI GASKINS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL G. KRABOUSANOS**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract I:
Land in the 17th Council manic District of Nashville, Davidson County, Tennessee, being part of Lot 2 on the Plan of the Mary E. Hamilton Estate, Recorded in Minute Book 1, Page 97, County Court for said County, and more particularly described as follows: Beginning in the North right of way of Hamilton Avenue, 385 feet West on the intersection of said Hamilton Avenue and Rains Avenue North Avenue: Thence along said Hamilton Avenue North 85 deg, 56'36", West 50.0 feet to an iron pin: Thence leaving Hamilton Avenue North 4 deg. 46' 04" East, 167.5 feet to the South right of way of an uncut 15 foot alley; Thence along said alley, South 85 deg, 56' 36" East, 50.0 feet; Thence leaving said alley South 4 deg, 46' 04" West, 167.5 feet to the point of beginning and containing 0.19 Acre, more or less. According to the survey by John Kohl and Company dated March 23, 2006.
Being the same property conveyed to Gigi Gaskins by deed of record in Instrument Number 20060411-0041694, Register's Office of Davidson County, Tennessee.
Tract II:
Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Subdivision of theMary E. Hamilton Estate, as of record in Minute Book 1, Page 97, County Court for said County, and being know as Lot No. 9 on the map of an unrecorded Subdivision of said Lot No. 2 and described as follows: Beginning at a point in the Northerly margin of Hamilton Avenue at the corner of Lots Nos. 9 and 10; being 250 feet more or less East of the Easterly margin of Pillow Street; thence Northerly with the line between said lots, 167.5 feet to the South margin of an alley; thence with the margin of the same, Easterly 50 feet to the corner of Lots 8 and 9; thence with the line between said Lots, Southerly 167.5 feet to the beginning.
Being the same property conveyed to Gigi Gaskins by Deed of record in Insturment Number 20060411-0041693, Register's Office of Davison County, Tennessee.
Tracts III and IV:
Being part of Lot No. 2 on the Map of Hamilton's Subdivision, as of

LTSR Number: TE File: 2010

record in Book 1, Page 97, County Court of said County, being Lots 10 and 11 on the unrecorded Subdivision of said Lot No. 2. According to the survey made by W.B. Southgate, Surveyor, on May 8, 1940, said Lots 10 and 11 front together 100 feet on the Northerly side of Hamilton Avenue in the City of Nashville, Tennessee, and run back between parallel lines, parallel with and 150 feet East of the Easterly margin of Pillow Street, 167.5 feet to an alley.
Being the same property conveyed to Gigi Gaskins by deed for record in Instrument Number 20060531-0063817 and Scrivener's Afidavit in Instrument Number 20080306-0022892, Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (X) UNIMPROVED	Property known as: **514,516&518 AND 0 HAMILTON AVENUE** **NASHVILLE,TN37203**

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. Whenever 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, this 31st day of December, 2010

Gigi Gaskins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of December, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gigi Gaskins** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of December, 2010.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013