WARRANTY DEED

JTG-10-1034

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Welcome Home Ministries	Welcome Home Ministries	
P.O. Box 100183 (ADDRESS)	P.O. Box 100183 (NAME) (ADDRESS)	
Nashville, TN 37224 (CITY) (STATE) (ZIP)	Nashville, TN 37224 (CITY) (STATE) (ZIP)	83-1-217.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DR. RICHARD L. PRASS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WELCOME HOME MINISTRIES, A TENNESSEE NONPROFIT CORPORATION, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, PLAN OF J. G. GRISSIM'S GRAND AVENUE ADDITION IN EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 35, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM HOME IMPROVEMENT SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO DR. RICHARD L. PRASS AS RECORDED ON THE 31ST DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070831-0105283 AND WARRANTY DEED FROM GOLDFISH CORPORATION TO HOME IMPROVEMENT SOLUTIONS, LLC AS RECORDED ON THE 20TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070320-0033818, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1034 Granada Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 28th day of January, 2011.

Dr. Richard L. Prass

BILL GARRETT, Davidson County
Trans:T20110008549 DEEDWARR
Recvd: 02/09/11 13:49 2 pgs
Fees:13.00 Taxes:636.03
20110209-0011496

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dr. Richard L. Prass, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of January, 2011.

Notary Public

My Commission Expires: 10·16·11

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903