Return TO: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215 **WARRANTY DEED** G-VRES-11-930	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00 Affiant Subscribed and sworn to before me, this 28th DAY OF February, 2011. Notary Public MY COMMISSION EXPIRES: 7.3.12 (AFFIX SEAL)

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
Tiffany R. Sawyer	Same	
930 Jackson Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		81-16-692.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES PASCHALL, AN UNMARRIED MAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIFFANY R. SAWYER, unmarried , 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 PART OF LOT NO. 180 IN MCNAIRY MANSION HOUSE TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF JACKSON AND BELLEVILLE STREET, NOW 10TH AVENUE, NORTH AND RUNNING THENCE NORTHWARDLY ALONG THE EAST MARGIN OF 10TH AVENUE NORTH 135 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF SPAIN LOT; THENCE EASTWARDLY PARALLEL WITH JACKSON STREET, 50 FEET; THENCE AT RIGHT ANGLES, SOUTHWARDLY AND PARALLEL WITH BELLEVILLE STREET 135 FEET, MORE OR LESS, TO JACKSON STREET; THENCE WESTWARDLY ALONG JACKSON STREET 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM KAREN YEOMANS, AN UNMARRIED WOMAN TO JAMES PASCHALL, AN UNMARRIED MAN AS RECORDED ON THE 28TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060728-0091292 AND CASH DEED FOR TENNESSEE FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. TO KAREN YEOMANS A UNMARRIED WOMEN, AND JAMES PASCHALL, A UNMARRIED MAN AS RECORDED ON THE 6TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060106-0002298, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 9, FONT FLY LEAF AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 930 Jackson Street, Nashville, Tennessee 37208
(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.

BILL GARRETT, Davidson County
Trans:T20110014421 DEEDWARR
Recvd: 03/10/11 10:08 2 pgs
Fees:13.00 Taxes:536.50
20110310-0019129

Witness my/our hand(s) this 28th day of February, 2011.

James Paschall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Paschall, 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 February, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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