BILL GARRETT, Davidson County
Trans:T20110023851 DEEDWARR
Recvd: 04/25/11 09:50 2 pgs
Fees:13.00 Taxes:340.40
20110425-0031191

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $92,000.00 (Ninety Two Thousand).

AFFIANT

Subscribed to and sworn before me this 31st day of March, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-19-12
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mitchell Tippit 642 Annex Avenue Nashville, TN 37209	First State Bank 480 Oil Well Road, 2nd Floor Jackson, Tennessee 38305	090-08 60.00

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, **ANNETTE GADBOIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MITCHELL TIPPIT, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Lot No 51 on the Plan of West Nashville Annex, as of record in Book 332, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Wilfred L.R. Gadbois and wife Annette Gadbois by deed from Hope, Inc. of record in Book 4442, page 738, Register's Office for Davidson County, Tennessee, dated August 31, 1970. The said Wilfred L.R. Gadbois having since died on November 20, 2001, Davidson County, Tennessee and being survived by his spouse, Annette Gadbois.
Roy T. Gadbois executes this instrument as Attorney-In-fact on behalf of Annette Gadbois, pursuant to the Power of Attorney recorded in Instrument Number 20040127-0010511, Register's Office for 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:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **642 ANNEX AVENUE** **NASHVILLE,TN 37209**

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.

LTSR Number: GTE File: 2011

WITNESS, this 31st day of March, 2011

ANNETTE GADBOIS ANNETTE GADBOIS

BY: By: Roy T Gadbois
Roy T. Gadbois ATTOREY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Roy T. Gadbois**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Annette Gadbois**, and acknowledged that he executed that same as the free act and deed of the said **Annette Gadbois**.

WITNESS my hand and official seal this the 31st day of March, 2011.

Joyce Jordan
Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LTSR Number:

GTE File: 2011