[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Christopher C. and Marianne B. Sabis		Map/Parcel -
225 Haverford Ave	NEW OWNER	12904005300
Nashville, TN 37205		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Martin D. Luplow and wife, Lisa G. Luplow** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Christopher C. and Marianne B. Sabis** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the Easterly part of Lot No. 4 and the Westerly part of Lot No. 3 on the Map of Bransford Realty Company's Subdivision of a part of Lot No. 10 West Meade Subdivision, as of record in Book 547, Page 142, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin D. Luplow and wife, Lisa G. Luplow by Warranty Deed from Allen D. Woods, married and Emmelyn W. Watts, unmarried, recorded on the 18th day of November, 1999 in Book 11747, Page 163, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF A PART OF LOT NO. 10 WEST MEADE SUBDIVISION, as recorded in Plat Book 547, Page(s) 142, said Register's Office.

This is improved property commonly known as: 225 Haverford Ave, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20110031549 DEEDWARR
Recvd: 05/26/11 15:43 2 pgs
Fees:13.00 Taxes:2701.00
20110526-0040532

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $730,000.00

Affiant

Subscribed and sworn to before me this 23rd day of May, 2011

My Commission Expires 01/09/2012

My Commission Expires: _____

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of May, 2011.

Martin D. Luplow

Lisa G. Luplow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May 2011, before me personally appeared Martin D. Luplow to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May 2011, before me personally appeared Lisa G. Luplow to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012