WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110051907 DEEDWARR
Recvd: 08/23/11 12:50 2 pgs
Fees:13.00 Taxes:1480.00
20110823-0065172

R-PAZ-11-2911

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLORES HUFF ROE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires NOV 17, 2014

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:	
Paz Inc.	Same (NAME)	
2911 12th Avenue South (ADDRESS)	Same (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	118-1-95.00 & 118-1-95.0

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, I/we JUDITH A. JACKSON AND KENNETH M. JACKSON, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAZ INC., A TENNESSEE 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:

TRACT NO. 1:

BEING PART OF LOT NO. 110 ON THE PLAN OF VICTORIA PLACE, AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 110 FRONTS 65 FEET ON THE WESTERLY SIDE OF 12TH AVENUE SOUTH, AND EXTENDS BACK BETWEEN LINES 117.5 FEET ON THE NORTHERLY LINE AND 115 FEET ON THE SOUTHERLY LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 65 FEET MORE OR LESS.

MAP /PARCEL: 118-1-95.00

TRACT NO. 2:

BEING THE REAR OR WESTERLY 40 FEET OF LOT NO. 110 IN VICTORIA PLACE, A PLAN TO WHICH IS OF RECORD IN BOOK 332, PAGE 10 REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT BORDERS 65 FEET ON AN ALLEY AND EXTENDS IN AN EASTERLY DIRECTION TOWARD GRANNY WHITE PIKE BETWEEN PARALLEL LINES 40 FEET TO A DEAD LINE.

THE SAID PROPERTY ADJOINS PARCEL 95, MAP 118-1, AND LIES TO THE WEST THEREOF.

MAP /PARCEL: 118-1-95.01

BEING THE SAME PROPERTY CONVEYED TO JUDITH A. JACKSON AND KENNETH M. JACKSON, WIFE AND HUSBAND BY WARRANTY DEED FROM PAULA HAWLEY, RECORDED ON THE 17TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040917-0112371, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE(S) 10 AND INSTRUMENT NO. 20040917-0112373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 2911 12th Avenue South, Nashville, Tennessee 37204
(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 22nd day of August, 2011.

Judith A. Jackson

Kenneth M. Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith A. Jackson and Kenneth M. Jackson, 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 22nd day of August, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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