THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***355,000.00.

Susan Henderson
Affiant

Subscribed and sworn to before me this 11th day of October, 2011.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20110064029 DEEDWARR
Recvd: 10/13/11 12:33 2 pgs
Fees:13.00 Taxes:1313.50
20111013-0079729

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Gigi Gaskins 1025-1027 8th Avenue, South Nashville, Tennessee 37203	Gigi Gaskins 2112 15th Avenue, South Nashville, Tennessee 37212	MAP 105-02-0 PARCEL 163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Five Thousand and 00/100 Dollars ($***355,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Susan Henderson, unmarried, and Louis Chanatry and wife, Rita Buck Chanatry, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Gigi Gaskins, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING parts of Lot Nos. 2 and 3 in the Subdivision of Lots Nos. 10 and 11 in the Rock Castle Plan of record in Book 57, page 100, in the Register's Office for Davidson County, Tennessee.

SAID parts of lots adjoin and front together 50.0 feet on the westerly side of Eighth Avenue South, as widened, and run back between lines 143.2 feet on the northerly line and 143.5 feet on the southerly line along the northerly margin of Olympic Street to an alley measuring 50.0 feet thereon.

BEING the same property conveyed to Susan Henderson, unmarried, Louis Chanatry and wife, Rita Buck Chanatry, by Warranty Deed dated July 10, 2006, from Lee Harrison Partnership, L.P., a Tennessee limited partnership, of record as Instrument No. 20060712-0084119 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1025-1027 8th Avenue, South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Rock Castle of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 11th day of October, 2011.

Susan Henderson

Louis Chanatry

Rita Buck Chanatry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Henderson, Louis Chanatry and Rita Buck Chanatry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY