12-1-003

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of April, 2012 by and between **Noble Properties, Inc.**, hereinafter referred to as GRANTOR, and **James Pusateri, an unmarried man**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 53 on the plan of B.F. Shields addition to Nashville of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This conveyance is subject to the following:

1.) Easements, setback lines and other matters as shown on the plat B.F. Shields addition to Nashville of record in Plat Book 57, Page 31, Register's office for Davidson County, Tennessee.

2.) All easements, restrictions and any other matters of record in said Register's Office.

Being the same property conveyed to Noble Properties, Inc. by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC., Substitute Trustee dated June 21, 2011and recorded on June 29, 2011, of record in Instrument No. 20110629-0049777, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 1003 15th Ave. South, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Noble Properties, Inc.
Lane Wallace, President, By: M. Todd Jackson as his attorney in fact
By: Lane Wallace, President
By M. Todd Jackson his attorney in fact

BILL GARRETT, Davidson County
Trans:T20120028133 DEEDWARR
Recvd: 04/18/12 11:14 2 pgs
Fees:13.00 Taxes:2034.63
20120418-0033072

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of April, 2012 before me personally appeared M. Todd Jackson , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lane Wallace, President of Noble Properties, Inc., and acknowledged that he/she executed the same as the free act and deed of said Lane Wallace, President of Noble Properties, Inc. .

Witness my hand, at office, this 16th day of April, 2012.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
James Pusateri
1003 15th Ave. South
Nashville, TN 37212

Send Tax Statements to:
F&M Bank
10 Cadillac Drive Suite 100
Brentwood, TN 37027

Map & Parcel 105-01-0-158

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $549,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of April, 2012.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-083