PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

12-1-221

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51393
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rigid Development, Inc. 9005 Overlook Blvd. Brentwood. TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 104-15-206

BILL GARRETT, Davidson County
Trans:T20120057979 DEEDWARR
Recvd: 08/06/12 11:51 2 pgs
Fees:13.00 Taxes:1110.00
20120806-0069699

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Warren Charles Duzak, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rigid Development, Inc.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being the West 70 feet of Lot No. 57 on the map of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 57 fronts 70 feet on the South side of West Ashwood Avenue and runs back between parallel lines along the East margin of 25th Avenue South, 155 feet to a dead line.

Being the same property conveyed to Leo F. Duzak and wife, Juliette Duzak by Warranty Deed from Mary Jones Elliott, unmarried, dated April 28, 1971, recorded April 29, 1971 of record in Book 4497. [age 704, said Register's Office4. By Quitclaim Deed dated June 19, 1986, recorded Sept. 4, 1986, of record in Book 6968, page 599, said Register's Office. Juliette H. Duzak conveyed her interest in subject property to Leo F. Duzak. The said Leo F. Duzak has since died and reference is hereby made to an Order of Probate of record in Doc. No. 20050311-0027315, said Register's Office. The Last Will and Testament of Leo Francis Duzak of record in Docket No. 04P1178 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, and also recorded in Doc. No. 20050311-0027316, said Register's Office, devises subject property to Juliette H. Duzak and Pamela Lee Duzak as Trustees of the Residuary Trust established under the Last Will and Testament of Leo Francis Duzak. By Quitclaim Deeds of record in Doc. No. 20031211-0177957 and Doc. No. 20050929-0117022, said Register's Office. Julie Duzak, individually conveyed subject property to Juliette H. Duzak, Trustee and any Successor Trustee, thereto, U/A/D December 2,2003. By Quitclaim Deed dated Feb. 24, 2012, recorded on Feb. 28, 2012, of record in Doc. No. 20120228-0017092, said Register's Office, the said Juliette H. Duzak, Trustee, conveyed subject property to Warren Charles Duzak.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 132, said Register's Office.

This is improved property, known as: 2305 Ashwood Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2012.

Warren Charles Duzak

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2012 , before me the undersigned authority, personally appeared Warren Charles Duzak, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2012

My Commission Expires
October 28, 2012

My Commission Expires: LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public