(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1506

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ripley Nye Bickerstaff and spouse, Nicole Giard Mynatt Bickerstaff,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel Averbuch and spouse, Jessica Averbuch,** 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 Lot No. 6 on the plan of Cherokee Crossing of record in Inst. No. 20050328-0032338, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ripley Nye Bickerstaff and Nicole Giard Mynatt, joint tenants with right of survivorship by deed from Cherokee Crossing Partnership, a Tennessee Partnership, dated October 5, 2007, of record as Inst. No. 20071009-0120230, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4317 Westlawn Drive, Nashville TN, 37209.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 31st day of January, 2013.

Ripley Nye Bickerstaff

Ripley Nye Bickerstaff

Nicole Giard Mynatt Bickerstaff

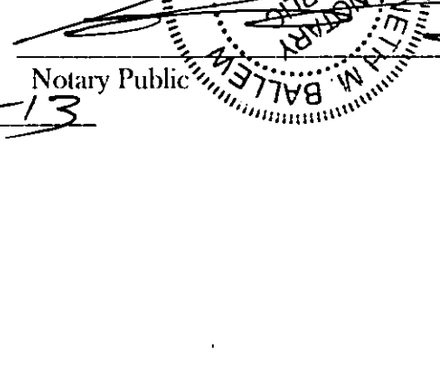
Nicole Giard Mynatt Bickerstaff

BILL GARRETT, Davidson County
Trans:T20130009576 DEEDWARR
Recvd: 02/04/13 15:17 2 pgs
Fees:13.00 Taxes:2586.30

20130204-0011509

State of Tennessee)
County of Davidson)

On this 31st day of January, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ripley Nye Bickerstaff and Nicole Giard Mynatt Bickerstaff, the bargainor(s), 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.



Notary Public

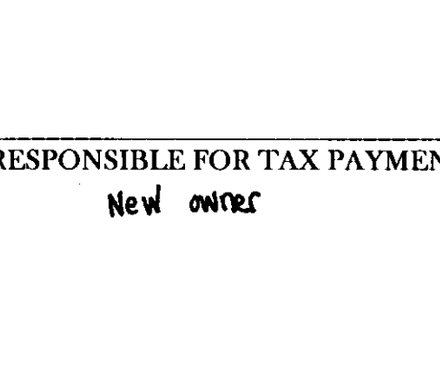
My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 699,000.00.

X Nicole Giard Mynatt Bickerstaff
Affiant

Sworn and subscribed before me on this the 31st day of January, 2013.



Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Samuel Averbuch
4317 Westlawn Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
New owner

TAX MAP-PARCEL #:
103-8-D-6