{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Equity Trust FBO Brian Gainous IRA, etal.	{ New Owner	}09108030700 }
{P.O. Box 208	{	}09108032400 }
{Goodlettsville, TN 37070	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15356 #26b }

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mark Stephen Hughes, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Equity Trust Company Custodian FBO Brian Gainous IRA,a 27.5% undivided interest, Equity Trust Company Custodian FBO Hillary Gainous IRA,a 27.5% undivided interest, Equity Trust Company Custodian FBO Dexter Gainous IRA, a 15% undivided interest, Equity Trust Company Custodian FBO Roxanne Gainous IRA, a 15% undivided interest and Equity Trust Company Custodian FBO Liza Gainous IRA, a 15% undivided interest (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

TRACT 1-Tax Id No: 09108032400
Being Lot No. 11 and 14 feet of Lot No. 10 Block "F" on the Map of Realty Savings' Bank & Trust Company's Subdivision, of Lot No. 19, of Clifton Plan, called Plan No. 3, West Nashville, not of record.

Said Lot and part of said lot, adjoin and front together 44 feet on the northerly side of Illinois Avenue, formerly Hill Avenue, and extends back 139 feet 2 inches on the easterly line of Lot 11, and 132, more or less, on the westerly line of part of Lot No. 10 to an alley in the rear on which it measures 44 feet.

TRACT 2-Tax Id No: 09108030700
Being Lot Nos. 9, 10 and 11 Block "F", on the Map of Realty Savings' Bank & Trust Company's Subdivision, of Lot No. 19, of Clifton Plan, called Plan No. 3, West Nashville, not of record

Said Lots adjoin and front together 90 feet on the northerly side of Illinois Avenue, formerly Hill Avenue, and extends back 139 feet 2 inches on the easterly line of Lot 11, and 124 feet 6 inches on the westerly line of Lot No. 9, to an alley in the rear on which they measure 90 feet.

Being the same property conveyed to Mark Stephens Hughes by Warranty deed from Guardianship and Trusts Corporation as Conservator for Sylvia Barish of record in Instrument Number 20140926-0088869, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160080104 DEEDWARR
Recvd: 09/13/16 11:03 3 pgs
Fees:18.00 Taxes:444.00
20160913-0096124

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property commonly known as 4012 Clifton Avenue, Map and Parcels 09108030700 and 09108032400, Nashville, Davidson County, Tennessee 37209.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $120,000.00)
( )
( )
(Subscribed and sworn to before me)
(this 30th day of August, 2016.)
( )
( )
( )
( )
(My Commission Expires: _____)

Affiant

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its' successors and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, its' successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of August, 2016.

Mark Stephen Hughes

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Mark Stephen Hughes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he execute the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 31st day of August, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017