WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/18/2011
(AFFIX SEAL)

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 01/20/09 10:55 2 pgs
Fees:13.00 Taxes:185.00
20090120-0004593

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Smythe Family Limited Partnership, LP	SAME	06015002600, 06016002700 & 06015007600
(NAME)	(NAME)	
511 East Main Street		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090105

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, L. Marie Buck, Trustee of the John E. Buck Tennessee Exemption Trust**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **The Smythe Family Limited Partnership, LP**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
BEING the East 86 feet of Lot 50 in Jones & Hart's Subdivision of record in Book 332, page 43, Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of Oak (now known as Quality Way) & Locust Streets; thence North with the West margin of Oak (now known known as Quality Way) Street 300 feet to a point; thence West 86 feet to a point; thence South 300 feet to a point in the North margin of Locust Street; thence East 86 feet to the point of beginning.

TRACT NO. 2:
BEGINNING at a point in the North margin of Locust Street 86 feet West of the West margin of Oak (now known as Quality Way) Street; thence in a Northerly direction 300 feet to a point; thence Westerly 50 feet to a point; thence Southerly 150 feet to a point; thence Westerly 50 feet to a point; thence Southerly 150 feet to a point in the North margin of Locust Street; thence Easterly 100 feet to the point of beginning.

TRACT NO. 3:
BEGINNING at a point 186 feet West of the Westerly margin of Oak (now known as Quality Way) Street; thence in a Northerly direction 150 feet to a point; thence in an Easterly direction 50 feet to a point; thence in a Southerly direction 150 feet to a point; thence in a Westerly direction 50 feet to the point of beginning.

Tracts No. 1, 2 and 3 BEING all of the same property conveyed to L. Marie Buck, Trustee of the John E. Buck Tennessee Exemption Trust by Quitclaim Deed from L. Marie Buck, Executor of the Estate of John E. Buck, dated August 15, 2008 and filed of record in Instrument 20080904-0090684, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 2705 Locust Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of January, 2009.

L. Marie Buck, Trustee of the John E. Buck Tennessee Exemption Trust

L Marie Buck, Trustee

By: L. Marie Buck, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within L. Marie Buck, Trustee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that L. Marie Buck, Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of January, 2009 at Nashville, Tennessee.

Commission expires: 10-18-2011

Sonya M Branham

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY