STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:
N. Courtney Hollins, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

The actual consideration or true value, whichever is greater for this transfer is $211,001.00.

X _____
Affiant

Subscribed and sworn to before me, this the 29 day of September, 2009.

_____
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

BILL GARRETT, Davidson County
Trans: T20090066535 DEEDWARR
Recvd: 09/30/09 12:19 3 pgs
Fees: 18.00 Taxes: 780.70
20090930-0090742

NAME AND ADDRESS OF NEW OWNER:
2013 19TH Partners,
A Tennessee general partnership
P.O. Box 121162
Nashville, Tennessee 37212

SEND TAX BILLS TO:
Same as Owner

Map/Parcel: 10412016000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MARY WAYNE HAMMOND MADER, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto 2013 19TH PARTNERS, a Tennessee general partnership, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 2013 19th Avenue South, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following: (1) City and/or County taxes for the year 2009 and subsequent years, a lien not yet due or payable, and (2) Subject to all matters shown on the Plat of Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Pages 56 and 117, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, it's heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, it's heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 29th day of September, 2009.

GRANTOR:

Mary Wayne Hammond Mader
Mary Wayne Hammond Mader

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, MARY WAYNE HAMMOND MADER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2009.

Notary Public

My Commission Expires: March 4, 2013

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT A
Real Property Description

Being certain real estate located in Davidson County, Tennessee as follows:

Being the northerly one-half of Lot No. 30 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Plat Book 332, Pages 56 and 117, Register's Office for Davidson County, Tennessee.

Said part of lot number 30 fronts 50 feet on the westerly side of 19th Avenue South and runs back between parallel lines, 189 feet to an alley.

Being the same property conveyed to C. L. Mader and wife, Mary Mader by Installment Deed dated March 10, 1943 from R. F. Lane and wife, Elizabeth M. Lane of record in Book 1264, Page 187, Register's Office for Davidson County, Tennessee. The said C. L. Mader died on September 4, 1959, leaving the said Mary Mader as the surviving tenant by the entirety. Mary Mader died intestate on February 6, 1993, leaving Charles Louis Mader, Jr. as her only surviving heir at law, as evidenced by Affidavit of Heirship of record in Instrument Number 20090501-0040030, said Register's Office. The said Charles Louis Mader, Jr. died testate on October 28, 2008, and by his Last Will and Testament filed as Docket No. 09P-473 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised the subject property to his wife, Mary Wayne Hammond Mader. The said Mary Wayne Hammond Mader and Charles Louis Mader, III, as Co-Administrators of the Estate of Charles Louis Mader, Jr., deceased, conveyed the subject property to Mary Wayne Hammond Mader by Co-Administrator's Deed of record in Instrument Number 20090813-0076400, Register's Office for Davidson County, Tennessee.