FROM: Margaret F. McMurray, Sallie McMurray Simpson, a/k/a Sallie M. Simpson and William D. McMurray, III

TO: Eve McMurray Maxwell

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Eve McMurray Maxwell 1630 Chickering Road Nashville, TN 37215	(same)	Map 94-2, Parcels 149 & 191 Map 94-1, Parcel 5 Map 105-11, Parcel 25 Map 106-13, Parcel 161 Map 117-8, Parcel 40 Map 104-16, Parcel 371 Map 117-12, Parcel 37 Map 105-13, Parcel 320

BILL GARRETT, Davidson County
Trans:T20100062250 DEEDWARRSP
Recvd: 10/01/10 15:57 7 pgs
Fees:37.00 Taxes:0.00
20101001-0078731

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(3)(B) as a deed of division in kind of realty formerly held by tenants in common.

Margaret F. McMurray
Affiant

JULIA ANN SHERRON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 30th day of September, 2010.

Julia Ann Sherron
Notary Public

My Commission Expires 05/02/2014 My Comm. Expires: 05/02/2014

SPECIAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, Margaret F. McMurray, Sallie McMurray Simpson a/k/a Sallie M. Simpson and William D. McMurray, III, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey each of their one-sixth (1/6) undivided interests as tenants in common, collectively a one-half (1/2) undivided interest, unto Eve McMurray Maxwell, hereinafter called "GRANTEE", her heirs and assigns, in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 41 on the plan of United Electric Railway's Addition to East Nashville, as of record in

Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 40 feet on the northerly side of Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to McMurray Investment Company, a Tennessee general partnership, of record in Book 8742, page 634, Register's Office for Davidson County, Tennessee. Subsequently, the said McMurray Investment Company, a Tennessee general partnership, quitclaimed its interest in subject property to Eve McMurray Maxwell, a 1/2 undivided interest and Margaret F. McMurray, Sallie M. Simpson and William D. McMurray III, as to a 1/6th undivided interest each, by virtue of Quitclaim Deed of record at Instrument No. 20100311-0018810, Register's Office for Davidson County, Tennessee.

This is improved property located at 1907 Electric Avenue, Nashville, Tennessee 37206.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Hobson's Addition to Edgefield, as of record in Plan Book 1, page 57, of the Chancery Court at Nashville, of record in Book 21, page 72, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the westerly side of South 11th Street and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to McMurray Investment Company, a Tennessee general partnership, of record in Book 5752, page 220, Register's Office for Davidson County, Tennessee. Subsequently, the said McMurray Investment Company, a Tennessee general partnership, quitclaimed its interest in subject property to Eve McMurray Maxwell, a 1/2 undivided interest and Margaret F. McMurray, Sallie M. Simpson and William D. McMurray III, as to a 1/6th undivided interest each, by virtue of Quitclaim Deed of record at Instrument No. 20100311-0018807, Register's Office for Davidson County, Tennessee.

This is improved property located at 602 South 11th Street, Nashville, Tennessee 37206

Tract 3:
Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 5 on the Plan of John P. Williams' Addition, as of record in Book 161, page 70, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the northerly side of Southgate Avenue and runs back between parallel lines 296 feet, more or less, to an alley.

Being the same property conveyed to William D. McMurray and wife, Jane D. McMurray, by Deed of record in Book 4215, page 658, Register's Office for

Davidson County, Tennessee. Upon the death of Jane D. McMurray, title in subject property passed to William D. McMurray. The said William D. McMurray having since died, leaving a Will of record in Will Book 235, page 441, Probate Court for Davidson County, Tennessee, devising subject property to William D. McMurray, Jr. and Eve McMurray Maxwell. The said William D. McMurray, Jr. having since died intestate, his one-half (1/2) undivided interest vested in his heirs, Margaret F. McMurray, William D. McMurray III and Sallie McMurray Simpson.

This is improved property located at 506 Southgate Avenue, Nashville, Tennessee 37203

Tract 4:
Land in Davidson County, Tennessee, being Lot No. 155 in the Edgefield Land Company's first subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 155 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to McMurray Investment Company, a Tennessee general partnership, by deed of record in Book 9307, page 190, Register's Office for Davidson County, Tennessee. Subsequently, the said McMurray Investment Company, a Tennessee general partnership, quitclaimed its interest in subject property to Eve McMurray Maxwell, a 1/2 undivided interest and Margaret F. McMurray, Sallie M. Simpson and William D. McMurray, III, as to a 1/6th undivided interest each, by virtue of Quitclaim Deed recorded at Instrument No. 20100311-0018809, Register's Office for Davidson County, Tennessee.

This is improved property located at 1902 Shelby Avenue, Nashville, Tennessee 37206.

Tract 5:
Land in Davidson County, Tennessee, being Lot No. 7 on the plan of the resubdivision of part of Sadler Place, Section 9, as of record in Book 2083, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 60 feet on the northerly side of Sadler Court and extends back between parallel lines, with the easterly margin of an alley, 153.1 feet to a dead line.

Being the same property conveyed to McMurray Investment Company, a Tennessee general partnership, by deed of record in Book 8742, page 636, Register's Office for Davidson County, Tennessee. Subsequently, the said McMurray Investment Company, a Tennessee general partnership, quitclaimed its interest in subject property to Eve McMurray Maxwell, a 1/2 undivided interest and Margaret F. McMurray, Sallie M. Simpson and William D. McMurray, III, as

to a 1/6th undivided interest each, by virtue of Quitclaim Deed of record at Instrument No. 20100311-0018806, Register's Office for Davidson County, Tennessee.

This is improved property located at 119 Sadler Court, Nashville, Tennessee 37210.

Tract 6:
Land in Davidson County, Tennessee, being parts of Lots Nos. 10, 11, 12 and 13 on the Revised, Corrected and Changed Plan of Belmont Terrace Annex No. 1, as of record in Book 547, page 99, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hickerson-Miller, Engineers, March 17, 1958, as follows:

Beginning at an iron pin in the westerly margin of Oakland Avenue at the southeast corner of the property conveyed to James M. Wood and wife, by deed of record in Book 2090, page 9, said Register's Office; thence with the margin of Oakland Avenue, south 25° 15' west 103.4 feet to an iron pin; thence leaving said Avenue, north 66° west 152.8 feet to an iron pin; thence north 27° 15' east 113.5 feet to an iron pin in Woods' southerly line; thence with his line, south 61° 45' east, 149 feet to the beginning.

Being the same property conveyed to William D. McMurray, by Deed of record in Book 4364, page 390, Register's Office for Davidson County, Tennessee. The said William D. McMurray having since died, leaving a Will of record in Will Book 235, page 441, Probate Court for Davidson County, Tennessee, devising subject property to William D. McMurray, Jr. and Eve McMurray Maxwell. The said William D. McMurray, Jr. having since died intestate, his one-half (1/2) undivided interest vested in his heirs, Margaret F. McMurray, William D. McMurray III and Sallie McMurray Simpson.

This is improved property located at 3019 Oakland Avenue, Nashville, Tennessee 37212.

Tract 7:
Land in Davidson County, Tennessee, being the westerly 95 feet front of Lot No. 55 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Linden Avenue and an alley, said point being the northwest corner of said Lot No. 55; thence with the southerly margin of Linden Avenue, eastwardly 95 feet; thence southwardly and parallel with the easterly line of said Lot No. 55, 178 feet, more or less, to the easterly margin of the aforesaid alley; thence with said alley, northwardly 200 feet, more or less, to the beginning.

Being the same property conveyed to William D. McMurray and wife, Jane D.

McMurray, by Deed of record in Book 4170, page 226, Register's Office for Davidson County, Tennessee. Upon the death of Jane D. McMurray, title in subject property passed to William D. McMurray. The said William D. McMurray having since died, leaving a Will of record in Will Book 235, page 441, Probate Court for Davidson County, Tennessee, devising subject property to William D. McMurray, Jr. and Eve McMurray Maxwell. The said William D. McMurray, Jr. having since died intestate, his one-half (1/2) undivided interest vested in his heirs, Margaret F. McMurray, William D. McMurray III and Sallie McMurray Simpson.

This is improved property located at 1609 Linden Avenue, Nashville, Tennessee 37212.

Tract 8:
Land in Davidson County, Tennessee, being the easterly 50 feet front and 49.8 rear of Lot No. 34 and the westerly 40 feet of Lot No. 35 on the Final Plan of Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 34 and 35 front together 90 feet on the southerly side of Clifton Avenue and run back 209 feet, more or less, on the westerly line and 231 feet, more or less, on the easterly line to the southerly line of said subdivision measuring 89.8 feet thereon.

Being the same property conveyed to William D. McMurray, by Deed of record in Book 4439, page 832, Register's Office for Davidson County, Tennessee. The said William D. McMurray having since died, leaving a Will of record in Will Book 235, page 441, Probate Court for Davidson County, Tennessee, devising subject property to William D. McMurray, Jr. and Eve McMurray Maxwell. The said William D. McMurray, Jr. having since died intestate, his one-half (1/2) undivided interest vested in his heirs, Margaret F. McMurray, William D. McMurray III and Sallie McMurray Simpson.

This is improved property located at 1311 Clifton Lane, Nashville, Tennessee 37215.

Tract 9:
Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Waldkirch, a Subdivision of Lot Nos. 8 & 9 in W.L.B. Lawrence Plan, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the northerly side of Caroline Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to William D. McMurray, by Deed of record in Book 3571, page 314, Register's Office for Davidson County, Tennessee. The said William D. McMurray having since died, leaving a Will of record in Will Book 235, page 441, Probate Court for Davidson County, Tennessee, devising

subject property to William D. McMurray, Jr. and Eve McMurray Maxwell. The said William D. McMurray, Jr. having since died intestate, his one-half (1/2) undivided interest vested in his heirs, Margaret F. McMurray, William D. McMurray III and Sallie McMurray Simpson.

This is improved property located at 918 Bradford Avenue, Nashville, Tennessee 37204.

The above described properties are not the usual place of residence of the Grantors.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2010 Metropolitan Government Taxes.

2. All matters shown on the plan of record in Book 2083, page 77, said Register's Office. (Applies to Tract 5)

3. All matters shown on the plan of record in Book 1424, page 22, said Register's Office. (Applies to Tract 8)

4. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 5526, page 681, said Register's Office. (Applies to Tract 9)

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS further covenant and bind themselves, their heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. 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 our hand this 30th day of September, 2010.

Margaret F. McMurray

Margaret F. McMurray

Sallie McMurray Simpson

Sallie McMurray Simpson a/k/a Sallie M. Simpson

William D. McMurray, III

William D. McMurray, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret F. McMurray, Sallie McMurray Simpson a/k/a Sallie M. Simpson and William D. McMurray, III, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of September, 2010.

Julia Ann Sherron
NOTARY PUBLIC

My Commission Expires: 05/02/2011

JULIA ANN SHERRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 05/02/2011

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