This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20110015745 DEEDWARR
Recvd: 03/17/11 08:37 5 pgs
Fees:28.00 Taxes:4477.00
20110317-0020833

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
George I. Shinn 3100-3102 Belmont Boulevard Nashville, TN 37212	SAME	Map: 117-8 Parcel: 188

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM H. LASSITER, JR., Trustee of the Fundis Children's Trust, dated September 1, 1994, as amended,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **GEORGE I. SHINN** (the "Grantee"), his heirs, successors and assigns, all of Grantors' right, title and interest in and to that certain real property in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, successors and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomever.

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 Grantor's hand, this 15 day of March, 2011.

William H. Lassiter Jr.

WILLIAM H. LASSITER, JR., Trustee of the
Fundis Children's Trust, dated September 1, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, WILLIAM H. LASSITER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2011.

Kimberly P. Hurst

NOTARY PUBLIC

My Commission Expires:

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,210,000.00.

Affiant

Subscribed and sworn before me this 15th day of March, 2011.

NOTARY PUBLIC

My Commission Expires: _____

KIMBERLY A HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete at the intersection of the southerly right-of-way line of Clayton Avenue, 45 feet in width, and the easterly right-of-way line of Belmont Boulevard, 80 feet in width, said "X" in concrete being located at Northing: 650,832.87; Easting: 1,733,369.28; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving the easterly right-of-way line of Belmont Boulevard, with the southerly right-of-way line of Clayton Avenue, South 77 deg 44 min 04 sec East, 160.00 feet to an existing iron rod, at the intersection with the westerly right-of-way line of Alley #429, 12 feet in width;

Thence leaving the southerly right-of-way line of Clayton Avenue, with the westerly right-of-way line of Alley #429, South 35 deg 59 min 31 sec West, 120.00 feet to a pk nail set, at a corner common with the property of Belmont Place, Inc., as of record in Deed Book 11723, Page 385, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley #429, with the northerly property line of Belmont Place, Inc., North 78 deg 22 min 13 sec West, 155.72 feet to an "X" in concrete in the easterly right-of-way line of Belmont Boulevard;

Thence with the easterly right-of-way line of Belmont Boulevard, with a curve to the left, along an arc length of 119.95 feet, the central angle of which is 01 deg 54 min 29 sec, the chord of which is North 33 deg 47 min 00 sec East, 119.95 feet to the POINT OF BEGINNING.

Containing 17,398 square feet or 0.399 acres more or less.

Being the same property conveyed to William H. Lassiter, Jr., Trustee, as of record in Instrument Number: 20030825-0123128, at the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2011, a lien not yet due and payable.

2. Survey No. 11028, dated March 2, 2011, prepared by Cherry Land Surveying, Inc., indicates overhead power lines crossing to the northwestern portion of the subject property.