THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30042-04-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2011. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

WARRANTY DEED

Address New Owner: H & R Properties 4219 Hillsboro Road, Ste. 330 Nashville, TN 37215	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 117 090 04800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack G. Bradshaw, Jr., Ona Lee Bradshaw and Jamie Gray Bradshaw, Co-Trustees of the Bradshaw Family Trust u/w/o Nancy Bullock Bradshaw, deceased, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any other party**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **H & R Properties of Tennessee, a Tennessee general partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2708 Valley Brook Place, Nashville, TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of May, 2011.

Jack G. Bradshaw, Jr., Co Trustee
Jack G. Bradshaw, Jr., Co-Trustee

Ona Lee Bradshaw, Co-Trustee
Ona Lee Bradshaw, Co-Trustee

BILL GARRETT, Davidson County
Trans:T20110029809 DEEDWARR
Recvd: 05/19/11 10:26 4 pgs
Fees:23.00 Taxes:1424.50
20110519-0038308

Co-TRUSTEE

JAMIE GRAY BRADSHAW, CO-TRUSTEE

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jamie Gray Bradshaw, Co-Trustee,** 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 17th day of May, 2011.

Notary Public
Adrienne D. Houtz
Cobb County, GA

My Commission Expires: 9/6/2014

ADRIENNE D HOUTZ
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 6, 2014
COBB COUNTY, GEORGIA

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jack G. Bradshaw, Jr., Co-Trustee**, 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 17th day of May, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
August 23, 2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ona Lee Bradshaw, Co-Trustee**, 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 17th day of May, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of the Re-Subdivision of a part of Block 8 of Woodmont Estates, of record in Book 974, page 29, as shown on the Plan of Woodmont Estates No. 2 of record in Book 1130, page 99, Register's Office for said County.

Said Lot No. 8 fronts 200 feet on the northerly side of Valley Brook Place, and runs back 311 feet on the westerly line and 332 feet on the easterly line to a dead line on which it measures 120 feet.

Being the same property conveyed to Jack G. Bradshaw, Jr. and wife, Nancy B. Bradshaw, by deed dated September 14, 1967, from Roy W. Helm and wife, Josie Helm, of record in Book 4173, page 371, Register's Office for Davidson County, Tennessee. Being further conveyed to Nancy B. Bradshaw by quitclaim deed from Jack G. Bradshaw, Jr. in Book 10736, page 827, Register's Office for Davidson County, Tennessee. The said Nancy B. Bradshaw died on December 16, 2006. Pursuant to the terms of the will of Nancy Bullock Bradshaw, Docket No. 07P81, Davidson County Probate Court Clerk's Office, subject property was conveyed to Jack G. Bradshaw, Jr., Ona Lee Bradshaw, and Jamie Gray Bradshaw, Co-Trustees of the Bradshaw Family Trust u/w/o Nancy Bullock Bradshaw, deceasd, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without the joinder of any other party, by Executor's Quitclaim Deed from Jack G. Bradshaw, Jr., Executor, in Instrument No. 20070604-0065546, Register's Office for Davidson County, Tennessee. Nancy B. Bradshaw and Nancy Bullock Bradshaw are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee. Map and Parcel No. 117 090 04800.
2. All matters appearing on the Plans of record as Book 974, page 29 and Book 1130, page 99, Register's Office for Davidson County, Tennessee.