This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $310,000.00.

Affiant

Subscribed and sworn before me this the 28th day of September, 2011.

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110061518 DEEDWARR
Recvd: 10/03/11 15:52 2 pgs
Fees:13.00 Taxes:1147.00
20111003-0076632

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon R Frankel 316 52nd Avenue North Nashville, TN 37209	SunTrust Mortgage, Inc. 401 Commerce St., #G100 Nashville, TN 37219	91-15-158

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LRW HOLDINGS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRANDON R FRANKEL AND LYDIA FRANKEL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Part of Block 8 on the map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, more particularly described as follows:

Beginning at a point in the Easterly margin of 52nd Avenue North formerly 11th Street, 522.5 feet South of the South margin of Charlotte Avenue, being 47.5 feet South of the Southwest corner of the lot conveyed to J.C. Cox and wife, by deed from H.H. Williams, Jr. and wife, of record in Book 452, Page 384, said Register's Office; thence Easterly and parallel to the South margin of Charlotte Avenue, 140 feet to the Westerly margin of an alley; thence with the margin of said alley, Southerly 47.5 feet to the Northerly margin of another alley; thence with the Northerly margin of said last mentioned alley; Westerly 140 feet to the Easterly margin of 52nd Avenue, North; thence with the margin of the same, Northerly 47.5 feet to the beginning.

Being the same property conveyed to LRW Holdings, LLC by Quitclaim Deed from Lawrence Wisniewski, dated March 10, 2011 of record in Instrument No.20110311-0019406; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 316 52nd Avenue North, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 22nd day of September, 2011.

LRW Holdings, LLC

By: Lawrence Wisniewski, Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lawrence Wisniewski, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged _HIMSELF__ to be the _MEMBER_ of the within named bargainor, a LLC, and that HIMSELF_, as such _MEMBER_, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said LAWRENCE WISNIEWSKI_ as such_MEMBER_.

Witness my hand and official seal this 22nd day of September, _2011_.

My Commission Expires:

11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY