BILL GARRETT, Davidson County
Trans:T20110079290 DEEDWARR
Recvd: 12/15/11 09:24 6 pgs
Fees:33.00 Taxes:2423.50
20111215-0097534

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

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
J. F. Crowell, Jr., Mary Margaret Crowell and J. Frank Crowell, III P.O. Box 41250 Nashville, Tennessee 37204	J. F. Crowell, Jr. P.O. Box 41250 Nashville, TN 37204	Map: 93-14 Parcel: 260

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, **THE THELMA R. FRAZIER FAMILY LIMITED PARTNERSHIP,** a Tennessee limited partnership (herein the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **J. F. CROWELL, JR.,** as to a one-third (1/3) undivided interest; **MARY MARGARET CROWELL**, as to a one-third (1/3) undivided interest; and **J. FRANK CROWELL, III**, as to a one-third (1/3) undivided interest, all as tenants in common (collectively herein the "Grantees"), their heirs, successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land 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 Grantees, their heirs, successors, representatives and assigns, forever. And Grantor does covenant with the Grantees that it 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 itself, its respective successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantees, their heirs, successors, representatives 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 14th day of December, 2011.

THE THELMA R. FRAZIER FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
George R. Frazier, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said county and state, GEORGE R. FRAZIER, 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 there contained and who further acknowledged that he is the general partner of THE THELMA R. FRAZIER LIMITED PARTNESRHIP, a Tennessee limited partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 13th day of December, 2011.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $655,000.00.

Affiant

Subscribed and sworn before me this 14th day of December, 2011.

NOTARY PUBLIC
My Commission Expires: 5/5/2015

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

730 8th AVENUE, SOUTH, NASHVILLE, TN 37203
(Map 93-14, Parcel 260)

TRACT ONE:

Land in Davidson County, Tennessee, being Lot Nos. 117, 118, 119 and 120 on the Edwin and Wetmore Plan. Said lots adjoin and front 130 feet on the east side of Eighth Avenue, South, and extend back 123 feet to an alley in the rear and measure 130 feet on the alley. Said land is further identified as Parcel 260 on the Metropolitan Property Map 93-14.

TRACT TWO:

Land in Davidson County, Tennessee, being Reserved Parcel A on the Plat of Edgehill Estates, Section One Hundred Eleven of record in Book 5050, Page 20, Register's Office for Davidson County, Tennessee, specifically described as follows:

> Beginning at a point in the southerly margin of Division Street, said point being the corner of said Reserved Parcel and Lot No. 2 of said subdivision; thence with the line between said lots in a southerly direction a distance of 20.97 feet to a point in the northerly margin of the S.T. Ross Estates property; thence with the same South 88° 25′ West, 129.49 feet to an iron pin in the westerly margin of 8th Avenue South; thence around a curve to the right having a radius of 24.84 feet a distance of 33.87 feet to a point in the southerly margin of Division Street; thence with the same North 87° 52′ East, 105.27 feet to a point of beginning.

TRACT THREE:

Land in Davidson County, Tennessee, being Reserved Parcel B on the Plat of Edgehill Estates, Section III of record in Plat Book 5050, Page 20, Register's Office for Davidson County, Tennessee, specifically described as follows:

> Said Reserve Parcel B begins at an iron pin at the northeast intersection of 8th Avenue South and the right-of-way of the interstate I-40; thence along the east margin of 8th Avenue, South North 01° 53′ West, 20 feet to a point, said point being the center line of Wetmore Street, closed by City Ordinance No. 76-95; thence along the said center line North 88° 25′ East, 130 feet to a point; thence leaving said center line South 01° 53′ East, 20.08 feet to a point in the northerly right-of-way of the said interstate I-40; thence along the northerly margin of the said right-of-way South 88° 27′ West, 130 feet to the point of beginning.

Being a portion of the property conveyed to The Thelma R. Frazier Family Limited Partnership by deed of record in Book 10739, Page 743, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.