WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $107,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JANUARY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04343 MRMR CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
MRMR Properties, LLC	same	08416015600
218-220 Shady Grove Road	214 Shady Grove Rd	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARRY N. OAKLEY ANDWIFE KELLY G. OAKLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MRMR PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 218-220 Shady Grove Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee 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, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 13th day of January, 2012.

Barry N. Oakley

Kelly G. Oakley

BILL GARRETT, Davidson County
Trans:T20120004560 DEEDWARR
Recvd: 01/19/12 13:58 2 pgs
Fees:13.00 Taxes:397.75
20120119-0005417

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BARRY N. OAKLEY AND KELLY G. OAKLEY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of January, 2012.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

12-04343 MRMR CIP

EXHIBIT A - LEGAL DESCRIPTION

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Tract 1:

Situate in the Third Civil District thereof, and being the Southerly half of Fifty feet of Lot 6 in the Sub-division of Donelson Heights a Plat thereof not being of record, and more particularly described as beginning at a point in the West margin of Shady Grove Road which point is 525 feet Northwardly from the North margin of the Lebanon-Nashville Highway; thence Westerly along the North line of Lot 5 of said Sub-division plan and parallel with the aforesaid Lebanon-Nashville Highway 200 feet to a point in the East margin of the Hargis Heights Sub-division (formerly owned by H. C. Criswell) thence Northerly with the East margin of the aforesaid Sub-division Fifty (50) feet to a point; thence Easterly and on a line parallel with the North line of Lot 5 of this said Sub-division 200 feet to a point in the West margin of said Shady Grove Road; thence Southerly with the West margin of said Shady Grove Road 50 feet to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being lot number 6 in the Subdivision of Donelson Heights, not of record, described as follows:

Beginning at a point on the West side of Shady Grove Road 525 feet Northwardly from the North Margin of the Lebanon Turn Pike, running thence Westerly along the North line of Lot No. 5 in said plan and parallel with the Lebanon Turn Pike 200 feet to a point on the East margin of the H. C. Criswell's 52 acre tract; thence Northerly with the said Criswell's tract 100 feet to the Southwest corner of Lot 7 in said plan; thence East with the dividing line between the said Lots Nos. 6 and 7, 200 feet to a point in the West margin of said avenue; thence Southerly with the Westerly margin of said avenue 100 feet to the point of beginning.

Being the same property conveyed to Barry N. Oakley and wife, Kelly G. Oakley by Special Warranty Deed from Myra Louise White Nelson and Carl R. Nelson, recorded on the 12th day of May, 2004 in Instrument No. 20040512-0054644, as refiled at Instrument No. 20040713-0083184, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).