THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30444-02-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me this 9th day of March, 2012. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Wayne W. Lyle, Pamela L. Lyle 4520 Post Road Nashville, TN 37205	USAA Federal Savings Bank 10750 McDermotte Freeway San Antonio, TX 78288	Map and Parcel No.: 103 140 10800

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, **Regina Stern, Co-Executrix of the Estate of Esther K. Loeb, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wayne W. Lyle and wife, Pamela L. Lyle** ("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 4520 Post Road, Nashville, TN 37205

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 9th day of March, 2012.

Regina Stern Co-Executrix of the Estate of Esther K Loeb, Deceased

Regina Stern, Co-Executrix of the Estate of Esther K. Loeb, deceased

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Regina Stern, Co-Executrix of the Estate of Esther K. Loeb**, 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 9th day of March, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20120018276 DEEDWARR
Recvd: 03/13/12 10:08 2 pgs
Fees: 13.00 Taxes: 1258.00

20120313-0021550

EXHIBIT "A"

Land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of a subdivision of a part of the Mrs. J. W. Thomas Homeplace, described according to a survey made June 30, 1950, by James A. Hamilton, Surveyor, described as follows:

Beginning at a point in the northerly margin of Post Road, said point being the common corner of Lots Nos. 3 and 4, and also being 236.98 feet easterly from the easterly boundary of Hillwood Estates as measured along the northerly margin of Post Road; thence north 64 deg. 35' 40" west 347.13 feet to an iron pin, the common corner of Lots No. 3 and 4; thence south 25 deg. 45' west 226.00 feet to an iron pin in the southwesterly corner of said part of the Mrs. J. W. Thomas property; thence with the southerly line of said property south 64 deg. 35' 40" east 298.11 feet to an iron pin in the westerly margin of Post Road; thence north 27 deg. 36' 30" east 67.43 feet to an iron pin in the westerly margin of Post Road; thence with the radius of the curve of Post Road 169.55 feet to the point of beginning.

Being the same property conveyed to S. J. Loeb and wife, Esther K. Loeb, by deed dated January 30, 1978, from Hooper W. Matthews, of record in Book 5248, page 353, Register's Office for Davidson County, Tennessee. S. J. Loeb predeceased Esther K. Loeb, who died on May 5, 2011. Her will, of record in Docket No. 11P772, Davidson County Probate Court Clerk's Office, provides that all real property which the testatrix owned at the time of her death was to be administered as part of her estate subject to the control of her personal representatives and further, that a fiduciary may delegate any or all of that fiduciary's rights, powers, duties and discretion as fiduciary to the co-fiduciary, with the consent of the latter. Letters Testamentary were issued to Regina Stern and Bella Nomberg Golden. Pursuant to the provision cited above, Bella Nomberg Golden, Co-Executrix, has delegated to Regina Stern, Co-Executrix, her authority to execute and deliver on behalf of said Estate, all documents in connection with the sale of subject property, to which delegation Regina Stern, Co-Executrix, has consented.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 1074, page 554, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Easement for telephone line of record in Book 447, page 285, Register's Office for Davidson County, Tennessee.