THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***120,000.00.

Susan Henderson
Affiant

BILL GARRETT, Davidson County
Trans:T20120020001 DEEDWARR
Recvd: 03/20/12 11:12 2 pgs
Fees:13.00 Taxes:444.00
20120320-0023515

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 15th day of March, 2012.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Eugene Nelson 3701 Meadowbrook Avenue Nashville, Tennessee 37205	Eugene Nelson 3701 Meadowbrook Avenue Nashville, Tennessee 37205	MAP 091-07-0 PARCEL 324.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand and 00/100 Dollars ($***120,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Timothy S. Scully and wife, Maureen A. Scully, and Susan Henderson, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Eugene Nelson, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly one-half of Lots Nos. 1002, 1004, 1006 and 1008, Block 167, Plan No. 1, West Nashville on the Plan of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee.

SAID part of said lots front 75.0 feet on the westerly side of 51st Avenue North, formerly 10th Street, and run back between parallel lines with the northerly margin of an alley, 110.0 feet to the easterly line of Lot No. 1010.

BEING the same property conveyed to Timothy S. Scully and wife, Maureen A. Scully, and Susan Henderson, unmarried, by Warranty Deed dated August 17, 2006, from Randall Lee Craft, unmarried, of record at Instrument No. 20060824-0104623 in the Register's Office for Davidson County, Tennessee.

SUBJECT TO the restriction that the property described above will not be used for auto sales, discount tobacco sales, check cashing facilities or automotive repairs of any kind.

The above covenant and restriction will constitute a covenant running with the land and inure to the benefit of, and is binding upon, the parties hereto and their respective successors and assigns, including all subsequent owners of all or any portion of the real estate herein conveyed.

This is improved property known as 907 51st Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on Plan No. 1 of West Nashville of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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 GRANTORS have executed this instrument on this the 15th day of March, 2012.

Timothy S Scully
Timothy S. Scully

By: Susan Henderson
Susan Henderson
Attorney in Fact

Maureen A Scully
Maureen A. Scully

By: Susan Henderson
Susan Henderson
Attorney in Fact

Susan Henderson
Susan Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Susan Henderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Timothy S. Scully and Maureen A. Scully and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Timothy S. Scully and Maureen A. Scully.

WITNESS my hand and official seal this 15th day of March, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Henderson, the bargainor, 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 and official seal this 15th day of March, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY