[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eric M. Quiram et ux	New Owner	Map and Parcels
1616 Holly Street		82-12-176.00
Nashville, TN 37206		14137

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Margaret F. McMurray, Sallie M. Simpson, William D. McMurray III, Eve McMurray Maxwell and Bettina Esther Pyatt and Melissa Lou Hornacek surviving heirs at law of Ed Barnett, who is deceased and died intestate** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Eric M. Quiram and wife, Amanda N. Quiram** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 57, on the Map of Neil S. Brown's Addition to East Nashville as of record in Book 57, page 50, said Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 50 feet on the southerly side of Marina Street and runs back between parallel lines 170 feet.

Being the same property conveyed by Warranty Deed from James Floyd Bradford and wife, Margaret B. Bradford to Mrs. Willie B. McMurray for life with remainder to S. M. McMurray, Jr. William D. McMurray and Mary Helen McMurray Freeman as recoded on the 7th day of June, 1962 in Deed Book 3399, page 527; Quitclaim Deed from Marion S. Clark to William D. McMurray, Jr. And Margaret F. McMurray, an undivided one-third (1/3) interest as recorded on the 11th day of September, 1997 in deed Book 10605, page 356; Last Will and Testament as recorded in Will Book 86, page 447 and Administratrix Quitclaim Deed from Margaret F. McMurray, as Administratrix of the Estate of William D. McMurray, Jr. And for the purpose of establishing record title in the surviving tenant by entirety of William D. McMurray,Jr., deceased, and in the intestate heirs of William D. McMurray, Jr. Deceased to Margaret F. McMurray, William D. McMurray III, and Sallie McMurray Simpson, all of the right, title and interest of William D. McMurray, Jr., deceased recorded on the 14th day of May, 2009 in Instrument No. 20090514-0044509, in the Register's Office for Davidson County, Tennessee. Ed Barnett died in November, 2011 intestate, leaving Bettina Esther Pyatt and Melissa Lou Hornacek as his sole heirs at law.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the plat recorded in Plat Book 57, page 50, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 924 Marina Street, #A, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20120022912 DEEDWARR
Recvd: 03/29/12 13:53 5 pgs
Fees:28.00 Taxes:166.50
20120329-0026816

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this 20th day of March, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors 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 set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of March, 2012.

Margaret F. McMurray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Margaret F. McMurray with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of March, 2012.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 6, 2013

Sallie M. Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Sallie M. Simpson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of March, 2012.

Notary Public

My Commission Expires:

My Commission Expires MAY 6, 2013

William D. McMurray III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Margaret F. McMurray with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of March, 2012.

Notary Public

My Commission Expires:

My Commission Expires MAY 6, 2013

Eve McMurray Maxwell

Eve McMurray Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Eve McMurray Maxwell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of March, 2014.

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 1-24-15

Melissa Lou Hornacek

Melissa Lou Hornacek

Bettina Esther Pyatt

Bettina Esther Pyatt
By: Melissa Lou Hornacek,
Attorney in Fact

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melissa Lou Hornacek with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Aliso Viejo, California, this 21 day of March, 2012.

J. Gallups
Notary Public

My Commission Expires: Aug 26, 2013

J. GALLUPS
Commission # 1859402
Notary Public - California
Orange County
My Comm. Expires Aug 26, 2013

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melissa Lou Hornacek with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Bettina Esther Pyatt and who acknowledged that she executed the same as the free act and deed of the said Bettina Esther Pyatt.

WITNESS my hand and official seal at Aliso Viejo, California, this 21 day of March, 2012.

J. Gallups
Notary Public

My Commission Expires: Aug. 26, 2013

J. GALLUPS
Commission # 1859402
Notary Public - California
Orange County
My Comm. Expires Aug 26, 2013