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 $***600,000.00.

Affiant

Subscribed and sworn to before me this 24th day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20120030074 DEEDWARR
Recvd: 04/25/12 08:42 2 pgs
Fees:13.00 Taxes:2220.00
20120425-0035227

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Wilma Jayne Carell 1148 Gateway Lane Nashville, Tennessee 37220	SAME	MAP 131-16-0 PARCEL 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Thousand and 00/100 Dollars ($***600,000.00) cash in hand paid, the receipt of which is hereby acknowledged, T & C Properties, a Tennessee general partnership, whose sole general partners are Timothy R. Pereira and Carissa M. Pereira, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Wilma Jayne Carell, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 8 of Block "B" on the Map of Gateway Acres, A Part of The Overton Lea Estate, as of record in Book 974, page 73, in the Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description.

BEING the same property conveyed to T & C Properties, a Tennessee general partnership, by Warranty Deed dated May 3, 2007, from Suzanne Heer, unmarried, of record as Instrument No. 20070507-054523 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1148 Gateway Lane, Nashville, Tennessee 37220.

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

GRANTOR COVENANTS 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, 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 the Map of Gateway Acres of record in Book 974, page 73, 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.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 GRANTOR, by its general partners, has executed this instrument on this the 24 day of April, 2012.

T & C Properties, a
Tennessee general partnership

By: Timothy R. Pereira
Timothy R. Pereira
General Partner

By: Carissa M. Pereira
Carissa M. Pereira
General Partner

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 Timothy R. Pereira and Carissa M. Pereira, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as the sole general partners of T & C Properties executed the within instrument for the purposes therein contained by signing as general partners.

Witness my hand and official seal this 24 day of April, 2012.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY