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. 30610-05-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,875,000.00. Carole M. Nelson Affiant Subscribed and sworn to before me this 18th day of May, 2012. Notary Public My Commission Expires: 5/3/2016

WARRANTY DEED

Address New Owner: William T. Chapman IV, Trustee 1305 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** Daniel O'Brien P.O. Box 5911 Denver, CO 80217-5911	**Tax Information:** Map and Parcel No.: 144 010 00600

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, **Edward G. Nelson and wife, Carole M. Nelson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, IV, Trustee of the 1305 Chickering Road Land Trust** ("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 1305 Chickering Road, Nashville, TN 37215

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.

BILL GARRETT, Davidson County
Trans:T20120037102 DEEDWARR
Recvd: 05/21/12 11:18 3 pgs
Fees:18.00 Taxes:10637.50
20120521-0043740

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2012.

Edward G. Nelson

Carole M. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward G. Nelson and Carole M. Nelson**, 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, at office, this 18th day of May, 2012.

Notary Public

My Commission Expires:

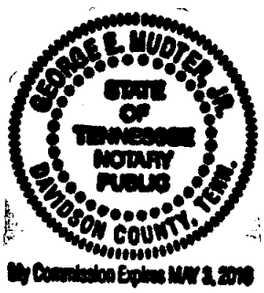


EXHIBIT "A"

Land in the 7th, formerly the 11th Civil District of Davidson County, in the City of Belle Meade, being part of Lot No. 3, as shown on the plan of the property of Edwin Warner's Subdivision of a 75-acre tract, not of record, described according to a survey made by James A. Hamilton, Jr., Surveyor, March 8, 1955, as follows:

Beginning on the westerly margin of Chickering Road or Belle Meade Pike, at the northeast corner of that part of said Lot No. 3 conveyed to S. Benjamin Fowler and wife, by deed from Mary Lloyd Turner and husband, of record in Book 1854, page 370, Register's Office for said County; thence with said Fowler's northern boundary line North 80 degrees West 538 feet, more or less, to said Fowler's northwest corner being also in the eastern boundary line of the property conveyed to Beulah Leech Mayhew, by deed from Edwin Warner and wife, of record in Book 986, page 209, said Register's Office; thence with said Mayhew's eastern boundary line, North 10 degrees East 314 feet to the southwest corner of that part of Lot No. 3 conveyed to T. E. Baker, Jr., and wife, by deed from L. B. Howard and wife, of record in Book 2346, page 314, said Register's Office; thence with said Baker's southern boundary line, South 80 degrees East 549.92 feet to the westerly margin of said road; thence with same, South 10 degrees 18 minutes West 314 feet to the beginning, containing 3.94 acres, more or less.

Being the same property conveyed to Edward G. Nelson and wife, Carole M. Nelson, by deed dated July 15, 1971, from James H. Armistead, Jr. and wife, Betty C. Armistead, of record in Book 4520, page 577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2012, which have been prorated and assumed by the Grantee.