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. 30621-05-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2012. Notary Public My Commission Expires:

ELIZABETH J. SMITH 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:**
Landmark Realty Services Corporation 4205 Hillsboro Pike Ste. 208 Nashville, TN 37215	SAME	Map and Parcel No.: 104 110 17000 & 171.00

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, **Reba D. Ferguson, Successor Trustee of the Glenn A. Ferguson Revocable Living Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Landmark Realty Services Corporation** ("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 unimproved property located at 2401 Fairfax Avenue, Nashville, TN 37212

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 31st day of May, 2012.

Reba D. Ferguson, Successor Trustee

Reba D. Ferguson, Successor Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Reba D. Ferguson, Successor Trustee**, 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 31st day of May, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120040233 DEEDWARR
Recvd: 06/01/12 10:05 2 pgs
Fees:13.00 Taxes:1665.00

20120601-0047506

EXHIBIT "A"

Tract I

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place, as of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract II

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place, as of record in Plat Book 421, page 7 (erroneously referred to in the prior deed as Plat Book 321, page 7), to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenn A. Ferguson by Substitute Trustee's Deed dated January 25, 1977, from G. Battle Claiborne, Trustee, of record in Book 5115, page 218, as corrected by Instrument of Correction of record in Book 5121, page 452, Register's Office for Davidson County, Tennessee. Being further conveyed to Glenn A. Ferguson, Trustee of The Glenn A. Ferguson Revocable Living Trust, by quitclaim deed of record in Instrument No. 20050523-0058039, Register's Office for Davidson County, Tennessee. Reba D. Ferguson having since succeeded Glenn A. Ferguson as Successor Trustee of The Glenn A. Ferguson Revocable Living Trust, as evidenced by Certification of Trust of The Glenn A. Ferguson Revocable Living Trust, of record as Instrument No. 20070608-0068890, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 421, page 7, Register's Office for Davidson County, Tennessee.