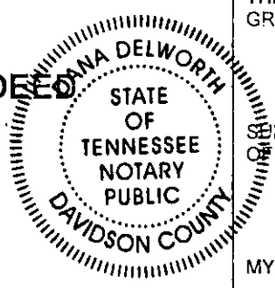
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-AK-12-1004

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sons & Law Holdings, LLC	new owner	
(NAME)	(NAME)	
320 11th Avenue South		**105-09-0-322.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **GREG SIMMONS, CONSERVATOR FOR NINA CARTER, unmarried AND DIMITRI V. CARTER, married** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey by Order of the Probate Court of **Davidson** County, Tennessee, being **Docket No. 09P164** unto **SONS & LAW HOLDINGS, LLC,** hereinafter called the Grantee, its heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF HARRIS AND EVE'S LOT 19, JONES AND DUDLEY'S ADDITION TO WAVERLY OF RECORD IN PLAT BOOK 332, PAGE 114, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 50 FEET ON THE NORTHERLY SIDE OF PROSPECT AVENUE, NOW ACKLEN AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. CARTER AND NINA CARTER DAVIS, FOR HER SOLE AND SEPARATE USE, BY WARRANTY DEED FROM JIMMIE MORROW MCCRORY DAVIS, RECORDED IN BOOK 3035, PAGE 67, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 28, 1960.

NOTE: SEE MEMORANDUM AND FINAL JUDGMENT, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 09-1936-IV, GREG SIMMONS, AS CONSERVATOR OF THE ESTATE OF NINA CARTER AS PLAINTIFF VS DEMITRI V. CARTER, DEFENDANT, RECORDED AS INSTRUMENT NO. 20120123-0006366, IN THE REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN FAVOR OF PLAINTIFF TO SET ASIDE QUITCLAIM DEED FROM NINA CARTER DAVIS A/K/A NINA A. CARTER TO DEMITRI V. CARTER OF RECORD AS INSTRUMENT NO. 20070209-0017202, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID MEMORANDUM AND FINAL JUDGMENT VESTED TITLE IN NINA CARTER.

BEING THE SAME PROPERTY CONVEYED TO DIMITRI V. CARTER A/K/A DEMITRI CARTER, BY QUITCLAIM DEED FROM ROBERT L. CARTER, AS TO A ONE-HALF INTEREST, RECORDED AS INSTRUMENT NO. 20080103-0000649, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 3, 2008.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED IN ORDER TO CONVEY ANY INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

This is
(X) improved
property known as **1004 Acklen Avenue Nashville, Tennessee 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120041599 DEEDWARR
Recvd: 06/06/12 09:26 2 pgs
Fees:13.00 Taxes:1017.50

20120606-0049279

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of May, 2012.

Greg Simmons, Conservator for Nina Carter

Dimitri V. Carter

Eren McKinney Carter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dimitri V. Carter and Eren McKinney Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Greg Simmons with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Conservator for Nina Carter, the within named bargainor, and that he as such Conservator, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212