{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Matthew Bryan Eads	{ New Owner	}
{P.O. Box 158654	{	} Map and Parcel
{Nashville, TN 37215	{	}091-11-0-174.00
{	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 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, **Deborah R. Lane, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Matthew Bryan Eads, a married person** (The "Grantee"), his heirs and/or 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 Lots 621 and 623, Block 102, West Nashville No. 1, as shown on plat of record in Plat Book 57, pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more particular description of said property.

Being the same property conveyed to Floyd R. Lane and wife, Deborah R. Lane by Quitclaim Deed from Donald Arkovitz, Trustee, of record in Deed Book 5987, page 73, said the Register's Office for Davidson County, Tennessee.

The said Floyd R. Lane has since died on March 29, 2004 and upon his death, title was vested in Deborah R. Lane as the sole surviving tenant by the entirety.

The above described real property is not the homestead of Howard Hale and never has been and is investment property owned by Howard Hale.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing as shown on plat of record in Plat Book 57, pages 74 and 75, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Matthew B. Eads

Affiant

Subscribed and sworn to before me this 30th day of August, 2012.

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

Notary Public

My Commission Expires: My Commission Expires MAY 6, 2013

BILL GARRETT, Davidson County
Trans:T20120065587 DEEDWARR
Recvd: 08/31/12 13:55 2 pgs
Fees:13.00 Taxes:333.00

20120831-0079047

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

And Grantor does covenant with the said Grantee that the Grantor is 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 Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of August, 2012.

Deborah R. Lane

Deborah R. Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Deborah R. Lane 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2012.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 6, 2013