THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
Jonathan R. Burns, Esq.
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

BILL GARRETT, Davidson County
Trans:T20120071912 DEEDWARRSP
Recvd: 09/24/12 15:26 3 pgs
Fees:18.00 Taxes:601.25
20120924-0086714

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NUMBER:
KENNETH R. READ, Executor of The Estate of Susan Ford Read 4507 Idaho Avenue Nashville, TN 37209	Same	08309019400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $162,500.00.

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Kenneth R. Read, Executor

SUBSCRIBED AND SWORN to before me this 21st day of September, 2012.

Notary Public
My Commission Expires: 7/6/2015

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, MARC PEZZOLLA, hereinafter "Grantor", have this day bargained and sold and do hereby transfer and convey unto KENNETH R. READ, Executor of the Estate of Susan Ford Read, his successors and assigns, hereinafter "Grantee", all of my right, title, and interest in certain real estate located in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever. Grantor covenants that except as may be provided on Exhibit

"A" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds himself, his heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said Property to said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 21 day of September, 2012.

MARC PEZZOLLA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jonathan R. Burns, of the State and County aforesaid, personally appeared MARC PEZZOLLA, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 21st day of September, 2012.

NOTARY PUBLIC

My Commission Expires:
7/6/2015

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 and 3 on the Plan of Jane A.M. Davis Addition to Edgefield, now East Nashville, of record in Plan Book 1, page 41, Chancery Court of Nashville, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Susan Ford and Marc Pezzolla, as equal tenants in common, from Susan Ford and Marc Pezzolla, Co-Executors of the Estate of John Mims Pate, of record in Book 11034, Page 156, Register's Office for Davidson County, Tennessee.

This is improved property known as 972 Main Street, Nashville, Tennessee 37206.