THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***358,000.00.

Affiant

Subscribed and sworn to before me this 5 day of October, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120076770 DEEDWARR
Recvd: 10/10/12 08:48 2 pgs
Fees:13.00 Taxes:1324.60
20121010-0092625

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Robert A. Gross, Jr. 4501 Elkins Avenue Nashville, Tennessee 37209	Farmington Financial Group, LLC 2002 Richard Jones Road Suite 300A Nashville, Tennessee 37215	MAP 091-16-0 PARCEL 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Eight Thousand and 00/100 Dollars ($***358,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, William Dell Walker and Alice Brown Walker, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Robert A. Gross, unmarried, a one-half (1/2) interest as joint tenants with right of survivorship with Robert A. Gross, Jr. and Catherine M. Swezey, husband and wife, as to the remaining one-half (1/2) interest, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 402 on the Plan of Block 19, Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to William Dell Walker and Alice Brown Walker, husband and wife, by Warranty Deed dated February 22, 2008, from Domingo A. Carletello and Stacy L. Carletello, husband and wife, of record as Instrument No. 20080229-0020201 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4501 Elkins Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Block 19, Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 5 day of October, 2012.

William Dell Walker

Alice Brown Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Dell Walker and Alice Brown Walker, the bargainors, 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 and official seal this 5 day of October, 2012.

Notary Public

My Commission Expires: 8.20.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY