BOX 10-A

WARRANTY DEED

N TO:
ER ESCROW, LLC
ILLSBORO ROAD, STE 30(
97215

BILL GARRETT, Davidson County
Trans:T20120077604 DEEDWARR
Recvd: 10/12/12 09:34 2 pgs
Fees:13.00 Taxes:3154.81
20121012-0093516

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$852,650.00.**

Affiant

Subscribed and sworn to before me this 11th day of October, 2012

Notary Public
My Commission expires: 9/21/2015
(Affix Seal)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Donald W. Murray	Wells Fargo Bank	132-2-64
4025 Franklin Pike	101 N Phillips Ave	
Nashville, TN 37204	Sioux Falls, SD 57104	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Advantage Property Ventures, L.P.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald W. Murray and wife, Denise A. Murray**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT I:

Land in the City of Oak Hill, formerly the 7th Civil District of Davidson County, Tennessee, described according to survey of William Gupton Homeplace, by William Collier Parrish Associates, Civil Engineers, dated July 15, 1958, No. 58428 as follows:

Beginning in the center of a rock post, the said post being a common corner of this tract and the property of J. Carlton Loser, et ux, and is on the west right-of-way line of the former Nashville and Franklin Interurban Railway on Franklin Road; thence westwardly with Loser's line 402.8 feet to an iron pin; thence northwardly with Henry Gupton's line 287.5 feet to an iron pin; thence eastwardly 402.8 feet to an iron pin in the westerly margin of the former Nashville and Franklin Interurban Railway right-of-way; thence with the westerly margin of said Railway right-of-way southwardly 287.5 feet to the point of beginning.

Tract II:

Being that area lying between Franklin Road and the former William Gupton Homeplace, that was conveyed to Raymond W. Waller and wife, Carleen V. Waller by deed from William E. Gupton, et al of record in Book 2797, page 565, Register's Office for Davidson County, Tennessee.

Bounded on the East by Franklin Road, on the West by Raymond W. Waller and wife, Carleen B. Waller; on the South by Raymond W. Waller and Carleen B. Waller's south line extended to Franklin Road, and on the North by said Waller's north line extended to Franklin Road.

Being the same property conveyed to Advantage Property Ventures, LP by Executors Deed dated 9/23/10 from Dodson Waller and Carleen B. Waller, Co-Executors of the Estate of Raymond W. Waller of record in Instrument Number 20100927-0076636, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 132-2-64.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 7610, page 602, Register's Office for Davidson County, Tennessee.
- Matters regarding ROW for the Nashville and Franklin Interurban Railway of record in Book 1149, page 517, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4025 Franklin Pike, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 5, 2012.

Advantage Property Ventures, LP

BY: _____
Shawn Wikoff, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Shawn Wikoff, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Advantage Property Venture, LP, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 5th day of October, 2012.

_____ My Commission Expires: 1-6-14
NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY