Map and Parcel: 105-13-0-034.00

# Warranty Deed

BILL GARRETT, Davidson County
Trans:T20120078629 DEEDWARR
Recvd: 10/16/12 13:51 2 pgs
Fees:13.00 Taxes:989.75
20121016-0094836

Address of New Owner(s)
Belmont Real Estate Holdings II
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $267,500.

Affiant

SHARON S. HIETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 4th day of October, 2012.

Notary Public

My Commission Expires May 6, 2013

For and in Consideration of the sum of TWO HUNDRED SIXTY-SEVEN THOUSAND, FIVE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Jean C. Eubanks, unmarried, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Belmont Real Estate Holdings II, a Tennessee Limited Liability Corporation, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 312, as shown on the map entitled Resubdivision of Part of Belmont Land Company's Plan of Lots Called Belmont Heights, of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES EUBANKS ET UX, JEAN C. EUBANKS, by deed from I. R. SCHULMAN, TRUSTEE, of record in Book 3892, Page 50, dated May 13, 1965, said Register's Office. CHARLES EUBANKS has since died leaving JEAN C. EUBANKS as the surviving tenant by the entirety.

This is improved property, known as 2101 Eastwood Avenue, Nashville, Tennessee 37212.

This property is subject to matters shown on the Plan of record in Book 421, Page 71, said Register's Office.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor represents to Grantee that the property has not been used as marital property since the death of Charles Eubanks and that no marital rights of any kind have attached to this property.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 4 day of October, 2012.

Jean Eubanks

JEAN C. EUBANKS

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Jean C. Eubanks, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of October, 2012.

J. Terry Price
NOTARY PUBLIC

My Commission Expires March 4, 2013

J. TERRY PRICE
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TN