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 $***222,500.00.

Affiant

Subscribed and sworn to before me this 16th 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:T20120079478 DEEDWARR
Recvd: 10/19/12 08:25 2 pgs
Fees:13.00 Taxes:823.25
20121019-0095872

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Elizabeth D. Nelson 2805 Western Hills Drive Nashville, Tennessee 37214	Franklin American Mtg. Co. 501 Corporate Centre Drive Ste. 400 Franklin, TN 37067	MAP 062-11-0 PARCEL 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars ($***222,500.00) cash in hand paid, the receipt of which is hereby acknowledged, Einstman Properties, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Elizabeth D. Nelson, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 156 on the Plan of Section 3, Sutherland Heights, of record in Book 2663, page 117, 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 Einstman Properties, LLC, by Warranty Deed dated April 13, 2012, from Bertha E. Liddington, unmarried, of record as Instrument No. 20120417-0032821 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2805 Western Hills Drive, Nashville, Tennessee 37214.

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

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2013 and all future years. The current year taxes having been paid at closing.

2. Matters, if any, shown on the Plan of Section 3, Sutherland Heights of record in Book 2663, page 117, 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.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 GRANTOR, by its duly authorized representative, has executed this instrument on this the 15th day of October, 2012.

EINSTMAN PROPERTIES, LLC

By: _____
Neil Einstman
Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Neil Einstman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Einstman Properties, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the Sole Member.

WITNESS my hand and official seal this 16th day of October, 2012.

_____
Notary Public

My Commission Expires: 8.20.13

