{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Banjo Real Estate Partners, GP	{ New Owner	}
{202 South 11th Street	{	} Map and Parcel
{Nashville, TN 37206	{	} 072-14-151.00
{	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner {Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Floyd Reed, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Banjo Real Estate Partners, GP** (The "Grantee"), its successors and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of G. A. Pickup's Addition, recorded in Book 974, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to James R. Huggins and wife, Dorothy Huggins by deed from Husley Campbell et al of record in Book 7262, page 523, Register's Office for Davidson County, Tennessee. James R. Huggins predeceased Dorothy Huggins. Dorothy Huggins has since died. An affidavit of heirship is recorded in Instrument No. 20120504-0038529, Register's Office for Davidson County, Tennessee which explains how title vested in the Grantors.

Being the same property conveyed to Floyd Reed by Quitclaim Deed from Deborah Reed, Carl Reed, Anthony Huggins, Dwight Reed and Kenneth Huggins, of record in Instrument No. 20120815-0073051, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing as shown on plat of record in Plat Book 974, page 43, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $48,000.00.

Affiant

Subscribed and sworn to before me this 9th day of October, 2012.

Notary Public

My Commission Expires: May 6, 2013

ROBERT JOHN NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

BILL GARRETT, Davidson County
Trans:T20120079773 DEEDWARR
Recvd: 10/19/12 15:24 2 pgs
Fees:13.00 Taxes:177.60
20121019-0096232

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of October, 2012.

Floyd Reed

Floyd Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Floyd Reed 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of October, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 8, 2013