This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 119010380.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Howard Luartes
312 Valeria Street
Nashville, TN 37210

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE the undersigned, **JAMES G. MCQUISTON AND WIFE, CATHY N. MCQUISTON** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **HOWARD LUARTES, UNMARRIED,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 55, on the Plan of Overhill City and W.H. Fox Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Plan of record in Plat Book 332, page 21, of the Register's Office for Davidson County, Tennessee, to which plan reference is here made for more complete details of location and description of said lot.

BEING the same property conveyed to James G. McQuiston and wife, Cathy N. McQuiston by Warranty Deed from Johnny McClellan, Married dated December 2, 2011 and appearing of record in Instrument Number 20111205-0094483 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee.; Electrical Permit of record in Book 9613, Page 9, Register's Office for Davidson County, Tennessee.; 2013 Real Property Taxes are a lien not yet due and payable.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 312 Valeria Street, Nashville, TN, 37210.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20120081374 DEEDWARR
Recvd: 10/26/12 09:31 2 pgs
Fees:13.00 Taxes:129.50
20121026-0098201

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24th day of October, 2012.

James G. McQuiston

Cathy N. McQuiston

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James G. McQuiston and Cathy N. McQuiston, the within named 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 24th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

MELODY P. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

MELODY P. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

---------- [Space Below This Line For Recording Data] ----------