THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30869-10-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $24,200.00. Affiant Subscribed and sworn to before me this 30th day of October, 2012. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Terry L. Coker Carol Coker 3028 Lebanon Pike Nashville, TN 37214	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 096 020 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Shaw, Jr., Dwight Tracy Shaw, Jennifer Ann Shaw Sharp and Amy Miller Shaw Hepler, devisees under The Will of James L. Shaw, deceased**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Terry L. Coker and wife, Carol Coker** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2836 Lebanon Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20120082784 DEEDWARR
Recvd: 10/31/12 09:40 4 pgs
Fees:23.00 Taxes:89.54
20121031-0099850

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2012.

James L. Shaw, Jr., by Dwight Tracy Shaw

James L. Shaw, Jr.
BY: Dwight Tracy Shaw, Attorney-In-Fact
By Power of Attorney appearing as Instrument No. 20100217-0012017, Register's Office for Davidson County, Tennessee.

Dwight Tracy Shaw

Dwight Tracy Shaw

Jennifer Ann Shaw Sharp, by Dwight Tracy Shaw

Jennifer Ann Shaw Sharp
BY: Dwight Tracy Shaw, Attorney-In-Fact
By Power of Attorney appearing as Instrument No. 20100217-0012016, Register's Office for Davidson County, Tennessee.

Amy Miller Shaw Hepler, by Dwight Tracy Shaw

Amy Miller Shaw Hepler
BY: Dwight Tracy Shaw, Attorney-In-Fact
By Power of Attorney appearing as Instrument No. 20100217-0012015, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dwight Tracy Shaw,** 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 purposes therein contained.

Witness my hand, at office, this 30th day of October, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dwight Tracy Shaw,** 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 purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said James L. Shaw, Jr., Jennifer Ann Shaw Sharp and Amy Miller Shaw Hepler, and is authorized by the said James L. Shaw, Jr., Jennifer Ann Shaw Sharp and Amy Miller Shaw Hepler to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of October, 2012.

Notary Public

My Commission Expires:

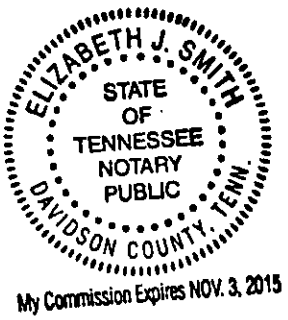


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revision to Harwell Commercial Subdivision, as of record in Plat Book 6200, page 920, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James L. Shaw by deed dated December 19, 1997, from The Estate of Samuel E. Stubblefield, of record in Book 10734, page 76, Register's Office for Davidson County, Tennessee. James L. Shaw died on October 28, 2009. By Will of James L. Shaw, Docket No. 09P1758, Office of the Davidson County, Tennessee Probate Court Clerk, subject property was devised to James L. Shaw, Jr., Dwight Tracy Shaw, Jennifer Ann Shaw Sharp, and Amy Miller Shaw Hepler.

Included in the aforedescribed property, but specifically excluded therefrom, is that portion of said property conveyed to the State of Tennessee and more fully described in Instrument No. 20010222-0016690, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been paid by the Grantor and prorated between the parties.
2. All matters appearing on the Plan of record as Book 6200, page 920, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5599, page 934, Register's Office for Davidson County, Tennessee.
4. Easement contained in Deed of record in Instrument No. 20010222-0016690, Register's Office for Davidson County, Tennessee.