NEW OWNER:

NASHVILLE PROPERTY GROUP, Tennessee General Partnership
1001 McMahan Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

Map 061
Group 11-0
Parcel 015.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 12-0794

BILL GARRETT, Davidson County
Trans:T20120090816 DEEDWARR
Recvd: 11/29/12 08:41 2 pgs
Fees:13.00 Taxes:351.50
20121129-0109460

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety Five Thousand 00/100 Dollars ($95,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONALD W. STEWART, ADMINISTRATOR for The Estate of Jackie E. Stewart** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **NASHVILLE PROPERTY GROUP, Tennessee General Partnership,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

BEING a tract marked "Wm. Curley" on the Plan of Curley Manor, as of record in Book 1835, page 73, Register's Office of Davidson County, Tennessee, and being the northeast part of Lot No. 37 on the Plan of a Resubdivision of Lots Nos. 11 to 17, inclusive, of I.C.McMahan's Maplewood Tract, as of record in Book 547, page 144, Register's Office of Davidson County, Tennessee, as follows:

BEGINNING at a point on the westerly margin of Richland Street, opposite a concrete monument at the northeast corner of Lot No. 2 on the plan of Curley Manor; thence with the line of Lots Nos. 20 and 18, North 89 deg. 42 min. West 220.3 feet to a concrete monument at the common corner of Lot Nos. 18 and 17; thence with the line of Lot No. 17, North 59 deg. 20 min. West 95.3 feet to the northwest corner of Lot No. 17 in the easterly line of Lot No. 16; thence, with the line of Lot No. 16 North 23 deg. 25 min. East 44.6 feet to a concrete monument at the northeast corner of Lot No. 16 in the south line of Gordon David property; thence with Davis line South 89 deg. 42 min. East 277.5 feet to the westerly margin of Richland Street; thence with the margin of the same, South 0 deg. 30 min. West, 101.5 feet to the beginning.

BEING the same property conveyed to J.W. Stewart and wife, Jackie E. Stewart by Warranty Deed, dated November 12, 1990, from James Hudson Wallace of record in Book 8237, Page 541, Register's Office of Davidson County, Tennessee. Further reference Certificate of Death, State of Tennessee, Office of Vital Records, No. 0900276, filed for public record January 21, 2009, for J.W. Stewart now deceased, having died on January 11, 2009, Jackie E. Stewart having remained married to J.W. Stewart without intervening divorce or legal separation from the time of acquisition of the property herein, thereby vesting title in Jackie E. Stewart as surviving tenant by the entirety. Further reference Application for Letters of Administration and Consent to Approve Sale of Real Property, 7th Circuit Court for Davidson County (Probate Division), Tennessee, No. 12P-1106, filed for public record September 19, 2012, appointing Donald W. Stewart as Administrator for The Estate of Jackie E. Stewart.

This is IMPROVED property known as 4201 Burrus Street; Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of October, 2012.

THE ESTATE OF JACKIE E. STEWART

Donald W. Stewart

BY: DONALD W. STEWART, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONALD W. STEWART, ADMINISTRATOR for The Estate of Jackie E. Stewart**, 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 for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2012.

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 6-2-2013

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The actual consideration or value, whichever is greater, for this transfer is $95,000.00 .

AFFIANT

Sworn to and subscribed to before me this 30th day of October, 2012.

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 6-2-2013