This Instrument Prepared By:
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
Attn: Campbell Steele, Esq
(615) 866-2322

BILL GARRETT, Davidson County
Trans:T20120096518 DEEDWARRSP
Recvd: 12/18/12 08:59 5 pgs
Fees:28.00 Taxes:1535.50
20121218-0116311

SPECIAL WARRANTY DEED

From: THOMAS G. CONNOR ("Grantor");

Map and Parcel Number:

106-05-0-059.00

To: ROBERT A. BUTLER, JR. and
AMY BUTLER (collectively, "Grantee")

Address New Owner:

60 Parris Avenue
Nashville, Tennessee 37210

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

60 Parris Avenue
Nashville, Tennessee 37210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Fifteen Thousand and No/100 Dollars ($415,000.00).

Robert A. Butler, Jr. Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of December, 2012.

Notary Public

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/4/13

FOR AND IN CONSIDERATION OF the sum of Four Hundred Fifteen Thousand and No/100 Dollars ($415,000.00), the receipt and sufficiency of which are hereby acknowledged, THOMAS G. CONNOR (the "Grantor"), has bargained and sold, and by these presents does

transfer and convey unto ROBERT A. BUTLER, JR. and AMY BUTLER, husband and wife ("Grantee"), their successors and assigns, a certain tract or parcel of improved land located in Davidson County, State of Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 60 Parris Avenue, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, their successors and assigns forever.

And, Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And, Grantor does further covenant and bind Grantor, his successors and assigns, to warrant and forever defend the title to the Property to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

Witness my hand this 14th day of December, 2012.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Executed as of the date first written above.

GRANTOR:

Thomas G Connor

THOMAS G. CONNOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Brandy K. Gomaz, a Notary Public of said County and State, Thomas G. Connor, the within named bargainor, 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 and seal, at Office in Nashville, TN, this 14th day of December, 2012.

Brandy K. Gomaz

Notary Public

My commission expires: BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 18 on the unrecorded map of Saxon's Addition which was formerly the subdivision of W. L. Nance Lands, Lots 3 & 4 in the 6th, formerly 9th Civil District of Davidson County, Tennessee, a plan of which said subdivision is recorded in Book 2, Page 327, in the Chancery Court of Davidson County, Tennessee, described as follows, to-wit:

Said Lot No. 18 is bounded on the north by Lot No. 19 and on the south by Lot No. 17 of Saxon's Addition and on the east by Stephens property and on the west by Paris Avenue. Beginning at a point in the easterly margin of Paris Avenue and running 175 feet to a point in the westerly margin of Stephens property; thence at right angles to the right in a southerly direction with the westerly boundary line of said Stephens property 50 feet to a point in said boundary line; thence in a westerly direction (erroneously referred to in prior conveyances as an easterly direction) with the northerly margin of Lot No. 17, 175 feet to a point in the easterly margin of Paris Avenue; thence in a northerly direction with the easterly margin of Paris Avenue 50 feet to the point of beginning.

TRACT 2

Land in Davison County, Tennessee, being Lot No. 19 on the unrecorded map of Saxon's Addition of the W. L. Nance Lands, located in the 6th Civil District, and described according to a map made by Pete Meyer, surveyor, dated March 21, 1946, as follows:

Beginning at a point in the east margin of Paris Street, 150 feet south of an iron pin at the northwest corner of Lot No. 22; thence with said Avenue, South 4 deg. West 50 feet to the corner of Lots 18 and 19; thence east with the line between said lots, 175 feet; thence along the rear of Lot 19, North 4 deg. East 50 feet to the corner of Lots 19 and 20; thence west with the line between said lots, 175 feet to the beginning.

Being the same property conveyed to THOMAS G. CONNOR by quitclaim deed from C. G. REALTY CO., A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20060901-0108702, dated August 30, 2006, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 106-05-0-059.00.

2. Right-of-Way Agreement of record in Book 6928, Page 972, Register's Office for Davidson County, Tennessee.