BILL GARRETT, Davidson County
Trans:T20120098516 DEEDWARR
Recvd: 12/26/12 13:54 2 pgs
Fees:13.00 Taxes:603.10
20121226-0118759

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of December, 2012 by and between **Joseph P. Croker, Trustee of the Mary Sue Croker 2011 Investment Services Trust dated March 15, 2011**, hereinafter referred to as GRANTOR, and **Ruth M. Winston-Bosio and Charles Bosio, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 257 on the Condominium Site Plan, Plat for Phase I-C of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Joseph P. Croker, Trustee, and his successors in trust, of the Mary Sue Croker 2011 Investment Services Trust dated March 15, 2011, by Quitclaim Deed, from Mary Sue Croker, dated September 2, 2011 and recorded September 5, 2011, of record in Instrument 20111005-0077073, Register's Office for Davidson County Tennessee.

PREVIOUSLY BEING the same property conveyed to Richard J. Croker and wife, Mary Sue Croker, by Warranty Deed, from St. Henry's Property Development, Inc. of record in Instrument No. 201102090011392, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Richard J. Corker and wife, Mary Sue Croker, by Sublease and Conveyance of Condominium Apartment from Augusta M. Crownover, an unmarried widow, dated May 31, 2002 and recorded June 3, 2002 in Instrument 200206030066867, Register's Office for Davidson County, Tennessee, as to a leasehold interest. Richard J. Croker died on January 12, 2011, and his fee simple interest and his leasehold interest each are vested in Mary Sue Croker, his surviving spouse.

This is [X]improved [ ]unimproved property known as: 257 Cana Circle, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mary Sue Croker 2011 Investment and Services Trust dated March 15, 2011

By: Joseph P. Croker, TRUSTEE
Joseph P. Croker, Trustee

State of Tennessee County of Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joseph P. Croker, Trustee of the Mary Sue Croker 2011 Investment Services Trust dated March 15, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this the 10th day of December, 2012.

ORLAN E. LORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-2015

Name and Address of Property Owner:
Ruth M. Winston-Bosio and Charles Bosio
257 Cana Circle,
Nashville, TN 37205

Send Tax Statements to:

New Owner

Map & Parcel 129-11-0-A-257.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $163,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 10th day of December, 2012.

Carol A. Clawson

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3-17-14

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-366