This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
2412 WEST END PARTNERS 4421 Sheppard Place Nashville, TN 37205	SAME	Map and Parcel No.: 092-15-0-132

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DOUGLAS WHEATON,** a married man (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **2412 WEST END PARTNERS,** a Tennessee general partnership (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever used, the singular number 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:T20130000539 DEEDWARR
Recvd: 01/03/13 09:39 4 pgs
Fees:23.00 Taxes:2960.00
20130103-0000625

WITNESS Grantor's hand, this 31 day of December, 2012.

DOUGLAS WHEATON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, DOUGLAS WHEATON, with whom I am personally acquainted (or who proved to me upon 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 31st day of December, 2012.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Peggy Axford
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $800,000.00.

Matthew B Eade
Affiant

Subscribed and sworn before me this 31st day of December, 2012.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Peggy Axford
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being part of the unnumbered Ellison Property as shown on the Plan of record in Plat Book 21, page 141, Register's Office for Said County, and described as follows:

Beginning at a point in the northerly margin of West End Avenue 172.4 feet more or less east of the easterly margin of Avenue South at a cross mark on the sidewalk, at the south east corner of the property formerly owned by Love: thence northerly 91.5 feet more or less to the southwest corner of the property conveyed to Joe Frank, et al, by deed from H. B. Burks and wife, of record in Book 1088, page 182, said Register's Office, thence along Frank et al's South line easterly 50 feet to a point at Frank et al's southeast corner in the west line of the property owned by a Herbert Rodgers: thence along Rodgers west line southerly 97 feet 10 inches, more or less, to the northerly margin of West End Avenue at a cross cut on the side walk 330 feet, more or less, west of the westerly margin of 24th Avenue, thence with the margin of West End Avenue westerly 50 feet to the point of beginning.

Being the same property conveyed to DOUGLAS WHEATON AND WIFE, MARILYN WHEATON, by deed from EVELYN BYRD BLACKMAN AND JOHN THOMAS BYRD, of record in Book 9059, page 126, dated August 24, 1993, said Register's Office. Then being further conveyed to MARILYN WHEATON, by Quitclaim Deed from DOUGLAS WHEATON AND WIFE, MARILYN WHEATON, of record as Instrument No. 20050314-0027652, dated March 10, 2005, said Register's Office. Then being further conveyed to DOUGLAS WHEATON, by Quitclaim Deed from MARILYN WHEATON, of record as Instrument No. 20080911-0093091, dated August 29, 2008, said Register's Office. The said Douglas Wheaton and Marilyn Wheaton having since divorced as evidenced by Case Number 20613, filed in the Chancery Court of Robertson County, Tennessee. Then being further conveyed to DOUGLAS WHEATON, by Quitclaim Deed from MARILYN WHEATON, of record as Instrument No. 20090313-0022684, dated March 10, 2009, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2013, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 21, Page 141, Register's Office for Davidson County, Tennessee