(1)

QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27 DAY OF Dec, 2012

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 205 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04877 ROBERTS A

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Larry L. Roberts	same	093-11-159.00
627 2nd Avenue South		
Nashville, TN 37210		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LARRY L.ROBERTS, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LARRY L. ROBERTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 627 2nd Avenue South, Nashville, TN 37210

Witness my hand on this 27th day of December, 2012

Larry L. Roberts, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Larry L. Roberts , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Trustee of the Larry L. Roberts Trust, the within named barganor, a Trust, and that , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2012.

LISA PARNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/8/2016

BILL GARRETT, Davidson County
Trans:T20130002896 DEEDQC
Recvd: 01/10/13 14:25 2 pgs
Fees:12.00 Taxes:0.00

20130110-0003425

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the West side of Market Street (now Second Avenue South), 83.5 feet North of Elm Street; thence Westwardly and parallel with North margin of said Elm Street, 135 feet to the East margin of an alley; thence Northwardly with margin of said alley, 50 feet to a point; thence Eastwardly 135 feet to a point in the West margin of Market Street (now Second Ave., So.); thence 50 feet with said West margin to the point of beginning.

Being the same property conveyed to Larry L. Roberts, Trustee by Installment Deed from Rutledge Hill Properties, a partnership composed of Doc C. Birdwell, Jr. and Frank D. Oster, recorded on the 6th day of July, 1983 in Deed Book 6089, Page 498, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book U, Page(s) 682 and 683, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).