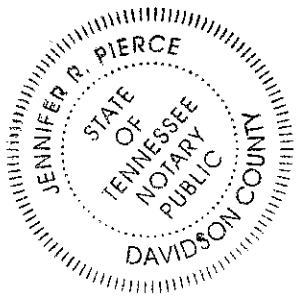
Davidson County DEEDWARR
Recvd: 04/01/13 13:38 3 pgs
Fees:18.00 Taxes:214.60
**20130401-0031543**




STATE OF TENNESSEE
COUNTY OF TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00.

Lee Ann Maloney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2013.

NOTARY PUBLIC

My Commission Expires: 1-6-14

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Prime Properties of Nashville LLC<br>7125 Bakers Bridge Ave.<br>Brentwood, TN 37027 | SAME | 043-05-0-250 |

## Administrator's Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**JOHN FRANCIS TUPAJ, ADMINISTRATOR CTA OF THE ESTATE OF IRENE B. HART, deceased, by the power conferred by Order of Probate, and every other power,**

hereinafter called the GRANTOR, conveys and quitclaims to

**PRIME PROPERTIES OF NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the west one-half (1/2) of Lot No. 17 of Block "B" on the plan of Crestview Estates, of record in Book 843, page 81, Register's Office for said County.

Said part of said lot fronts 78.7 feet on the southerly side of Roosevelt Street and runs back between parallel lines, parallel to and 78.7 feet west of Cedarcrest Avenue, 101 feet to a dead line.

Being the same property conveyed to MAX K. HART and wife, IRENE B. HART, by deed from ROBERT G. STONE and wife, ANNETTE L. STONE, of record as Book 5168, page 23, dated June 30, 1977, said Register's

Office. The said Max K. Hart having since died, leaving Irene B. Hart as the surviving tenant by the entireties. The said Irene B. Hart having since died. Her Will being filed in Davidson County Probate Court under Docket No. 11P-996.

This improved property is known as 312 Roosevelt Avenue, Madison, TN 37115.

Witness our hands this 22 day of March, 2013.

John Francis Tupaj

John Francis Tupaj, Administrator CTA of the Estate of Irene B. Hart

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Francis Tupaj, Administrator CTA of the Estate of Irene B. Hart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of March, 2013.

Brandy K. Gomaz
Notary Public

My commission expires: 11/4/13

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

My Commission Expires NOV 4, 2013

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE