THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31060-03-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me this 4th day of April, 2013. Notary Public My Commission Expires:

BOX 10-A

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Ann Kelly McQueen 216 Fairfax Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 104 060 09000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen C. Curley, Trustee under agreement dated April 29, 1983,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Ann Kelly McQueen,unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 216 Fairfax Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of April, 2013.

Trustee

Stephen C. Curley, Trustee under
agreement dated April 29, 1983

STATE OF New York, COUNTY OF Bronx SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. Curley, Trustee, 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, at office, this 4th day of April, 2013.

Notary Public

My Commission Expires: MAHIRI P. BUFFONG
Notary Public, State of New York
No. 01BU6178810
Qualified in Bronx County
Certificate in New York County
Term Expires: December 10, 2015

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans: T20130028168 DEEDWARR
Recvd: 04/08/13 09:34 2 pgs
Fees: 13.00 Taxes: 1998.00

20130408-0034220

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 64 on the plan of Bransford Realty Company's West End Heights, of record in Plat Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen C. Curley, Trustee under Trust Agreement dated April 29, 1983, by deed dated October 15, 2008, from William W. Campbell, III and wife, Sara Campbell, of record in Instrument No. 20081020-0105005, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.