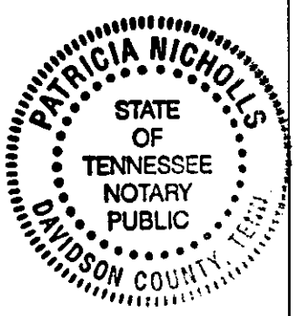
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
265 Partners	NEW OWNER	Parcel ID:
630 Murfreesboro Rd.		09316025000/09316025100/
Nashville, TN 37210		09316025200

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Vann H. Hughes, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
265 Partners, a Tennessee General Partnership
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1: Being Lots Nos. 1 and 2 on the Plan of Bass's Subdivision of the Homestead Block, of record in Book 161, Page 99, of the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 1 and 2 adjoin and front together 80 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street and run back between lines 148.31 feet on the easterly line of Lot No. 2 and 150 feet on the westerly line of Lot No. 1, along the easterly margin of Decatur Street, to an ally in the rear on which they measure 80 feet.

TRACT 2: Being Lot No. 3 on the Plan of Bass's Subdivision of the Homestead Block, Hermitage Addition to Nashville, as of record in Book 161, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street, and runs back 148.81 feet more or less, on the westerly line and 148.2 feet, more or less, on the easterly line to an alley, measuring 40 feet thereon.

BEING the same property conveyed to Vann H. Hughes by deed from Ronald E. Walton, of record in Instrument 20040304-0024836, dated February 26, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 161, Page 99, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 265, 267, 269 Hermitage Ave., Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of April, 2013.

Vann H. Hughes

BILL GARRETT, Davidson County
Trans:T20130028319 DEEDWARR
Recvd: 04/08/13 11:56 2 pgs
Fees:13.00 Taxes:481.00

20130408-0034416

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vann H. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.