WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $89,500.00. Subscribed and sworn to before me, this the 8th day of April, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130028771 DEEDWARR
Recvd: 04/09/13 10:46 2 pgs
Fees:13.00 Taxes:331.15
20130409-0035003

TUCKER HERNDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Dec 6, 2016

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Regal Homes Co. 290 Ed Harris Road Ashland City, TN 37015	091-08-0-204.00	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Joey C. Eades and wife, Judy J. Eades (individually and collectively "Grantor"), has bargained and sold, and by these presents does transfer and convey to Regal Homes Co. ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of a subdivision of a tract of land in the 12th, formerly the 25th Ward of the City of Nashville, Tennessee, known as the Lockhart property, described according to a deed of record in Book 4963, page 980, Register's Office for said County, as follows:

Beginning at a point on the northerly margin of Michigan Avenue located eastwardly 660 feet from the intersection of said margin of Michigan Avenue and the easterly margin of 48th Avenue North, said point also being the southeasterly corner of the James Warner property (Book 4932, page 506, Register's Office for said County): thence, with Warner's easterly property line, northwardly 155.0 feet to the southerly margin of an alley; thence, with said margin, eastwardly 50.0 feet to the northwesterly corner of the Thomas Kirk Young Property (Book 3964, page 220, said Register's Office); thence, with Young's westerly property line, southwardly 155.0 feet to a point on the northerly margin of Michigan Avenue; thence, with said margin, westwardly 50.0 feet to the point of beginning.

Being the same property conveyed to JOEY C. EADES AND WIFE, JUDY J. EADES, by deed from KIM R. LAYNE AND WIFE, BONNIE J. LAYNE, of record in Book 7005, page 652, dated October 8, 1986, said Register's Office.

This is improved property, known as 4600 Michigan Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 8th day of April, 2013.

GRANTOR:

Joey C. Eades

Judy J. Eades

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Joey C. Eades and wife, Judy J. Eades (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 8th day of April, 2013.

NOTARY PUBLIC

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

My Commission Expires: Dec 6, 2016