Box 14
29803-8

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. 31092-03-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 9th day of April, 2013. Notary Public My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Anne B. Wallace 4208 Murphy Road Nashville, TN 37209	New Owner	Map and Parcel No.: 103 080 03500

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, **Robert M. Zucker and wife, Janet A. Zucker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne B. Wallace,** _____ ("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 4208 Murphy Road, Nashville, TN 37209

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 9th day of April, 2013.

Robert M. Zucker by _____ atty in fact
Robert M. Zucker
BY: George E. Mudter, Jr., Attorney-In-Fact

Janet A. Zucker by _____ atty in fact
Janet A. Zucker
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, 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, and who further acknowledged that he is the Attorney-In-Fact for the said **Robert M. Zucker and Janet A. Zucker** and is authorized by the said **Robert M. Zucker and Janet A. Zucker** to execute this instrument on their behalf.

Witness my hand, at office, this 9th day of April, 2013.

Notary Public

My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2013

BILL GARRETT, Davidson County
Trans:T20130029976 DEEDWARR
Recvd: 04/12/13 08:11 2 pgs
Fees:13.00 Taxes:1110.00

20130412-0036222

EXHIBIT "A"

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

Land lying in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Plan of West End Annex, as of record in Book 332, page 61, said Register's Office, and more particularly described according to a survey by R. L. Montoya-Land Surveying dated December 18, 1978 as follows:

Beginning at an iron pin in the northerly margin of Murphy Road approximately 120 feet east of the intersection of 44th Avenue North and Murphy Road, said point also being the southeast corner of Floyd J. Sholey property, as of record in Book 4245, page 361, said Register's Office; thence leaving the northerly margin of Murphy Road North 5 deg. 15 min. 23 sec. East 262.07 feet to an iron pin in the southerly margin of an alley, said point also being the northeast corner of the Howard D. Buttrey property as of record in Book 2907, page 39, said Register's Office, thence with the southerly margin of said alley South 80 deg. 49 min. 33 sec. East 60.0 feet to an iron pin, said point being the northwest corner of the Edwin M. Cullum property as of record in Book 2401, page 275, said Register's Office; thence with Cullum's west property line South 5 deg. 13 min. 49 sec. West 256.32 feet to an iron pin in the northerly margin of Murphy Road; thence with the northerly margin of said road North 86 deg. 19 min. 21 sec. West 60.0 feet to the point of beginning.

Being the same property conveyed to Robert M. Zucker and wife, Janet A. Zucker, by deed dated June 20, 2000, from Virginia A. K. Moran, unmarried, of record in Instrument No. 20000621-0061657, 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 Granteed.
2. All matters appearing on the Plan of record as Book 332, page 61, Register's Office for Davidson County, Tennessee.