STATE OF TENNESSEE 18724
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Robert D. Starkey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2013.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: James A. Gaines	Send Tax Bills To: New Owners
(Name) 804 Russell Street	(Name)
(Street Address or Route Number) Nashville, TN 37206	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 07206023400

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, I/WE, Robert D. Starkey HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Gaines and wife, Rebecca K. Gaines 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:

LAND in Davidson County, Tennessee, being the northerly 24 feet of the southerly 27 feet of Lot No. 4 on the Plan of E. T. Brown's Subdivision of the J. B. King land as of record in Book 332, page 69, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 4 fronts 24 feet on the westerly side of Gallatin Pike and runs back between parallel lines, 200 feet to an alley.

BEING the same property conveyed to Robert D. Starkey by deed from Ben Waller, filed of record in Instrument No. 20090508-0042722, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all matters shown on the above referenced plat, restrictions of record, and to the reservation of sign lease income, of record in Instrument No. 20051102-0132435, Register's Office for Davidson County, Tennessee.

The above described property is commercial and not a residence.

This is improved property known as 2907 Gallatin Pike, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 16th day of April, 2013.

Seller Robert D. Starkey
Robert D. Starkey

BILL GARRETT, Davidson County
Trans:T20130031864 DEEDWARR
Recvd: 04/18/13 11:02 2 pgs
Fees:13.00 Taxes:584.60
20130418-0038617

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Robert D. Starkey, the bargainor(s), 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 16th day of April, 2013.

My commission expires 11/ 5/2014

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014