THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,000.00. Affiant Subscribed and sworn to before me this 2nd day April, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 31120

BILL GARRETT, Davidson County
Trans:T20130034375 DEEDWARR
Recvd: 04/26/13 09:12 3 pgs
Fees:18.00 Taxes:7.40

20130426-0041541

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John H. Eldridge, III 2010 Blossum Valley Court Mt. Juliet, TN 37122	new owner	Map and Parcel No.: 092 060 18900

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 (Bobby) M. Garfinkle, individually, and Robert (Bobby) M. Garfinkle, as Trustee of the Eva R. Garfinkle Family Trust** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John H. Eldridge, III** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2812 Batavia Street, Nashville, TN 37209.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on the 22nd day of April, 2013.

Robert (Bobby) M. Garfinkle

Robert (Bobby) M. Garfinkle, Trustee

Robert (Bobby) M. Garfinkle, as Trustee
of the Eva R. Garfinkle Family Trust

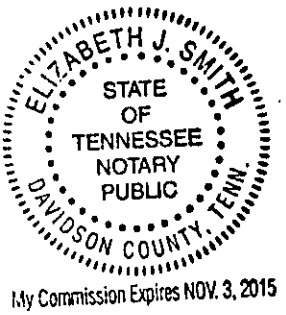
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert (Bobby) M. Garfinkle, individually, and as Trustee of the Eva R. Garfinkle Family Trust**, 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 22nd day of April, 2013.

Notary Public for the State of Tennessee

My Commission Expires:



My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 of the block in the rear of Block "C" on the Map of Fisk University Subdivision, as of record in Book 421, pages 4 and 5, Register's Office for said county, described as follows:

Beginning at a point in the northerly margin of Batavia, formerly Zollicoffer Street, at the common corner of Lots Nos. 2 and 3 of said Block, being the southeast corner of the property conveyed to Thomas Wade and wife, by deed from Richard Holt and wife, as of record in Book 1714, page 2, said Register's Office, said point lying easterly 216 feet along the northerly margin of Batavia Street from the northeast corner of the intersection of Batavia Street and 30th Avenue North, formerly Howard Street; thence with the line between said Lots Nos. 2 and 3 northerly 177 feet to the southerly margin of an alley; thence with the southerly margin of said alley easterly 57 feet to the rear common corner of said Lot No. 1 and Lot No. 5 on the Plan of Adam Young Lots, as of record in Book 57, page 81, said Register's Office; thence with the line between said Lots Nos. 1 and 5 southerly 177 feet to the northerly margin of Batavia Street; thence with the northerly margin of Batavia Street westerly 57 feet to the beginning.

Being the same property conveyed to Sam Garfinkle and wife, Eva R. Garfinkle, by deed dated February 25, 1963, from Julia Otey, of record in Book 3507, page 169, Register's Office for Davidson County, Tennessee. Sam Garfinkle died on March 7, 1970. Eva R. Garfinkle died on August 26, 2010. Under the terms of her will, of record in Docket No. 10P1402, Davidson County Probate Court Clerk's Office, she devised her residuary estate to Robert (Bobby) M. Garfinkle, outright and free of trust, and to Robert (Bobby) M. Garfinkle, as Trustee of the Eva R. Garfinkle Family Trust, for the benefit of Joel S. Garfinkle.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is the following described property which was conveyed to the State of Tennessee by deed dated February 20, 1967, from Sam Garfinkle and wife, Eva R. Garfinkle, of record in Book 4104, page 955, Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 of the block in the rear of Block "C" on the Map of Fisk University Subdivision, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of an alley, said point being the common corner between Lots 2 and 3 on the map of Fisk University Subdivision, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said alley and the northerly boundary of Lots 1 and 2 in the aforesaid subdivision, North 81 degrees 58 minutes 38 seconds East 57 feet to a point, said point being the common corner between said Lot 1 and Lot 5 in the Adam Young Place, as of record in Book 57, page 81, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 1 and 5, South 10 degrees 39 minutes 46 seconds East 77.40 feet to a point; thence South 19 degrees 45 minutes 18 seconds West 112.46 feet to a point in the northerly margin of Batavia Street, said point being the common corner between said Lots 2 and 3; thence with the common line between said Lots 2 and 3, North 10 degrees 39 minutes 46 seconds West 177 feet to the point of beginning.

This conveyance is made subject to:

Taxes for the year 2013, which have been prorated between the parties and assumed by the Grantee.