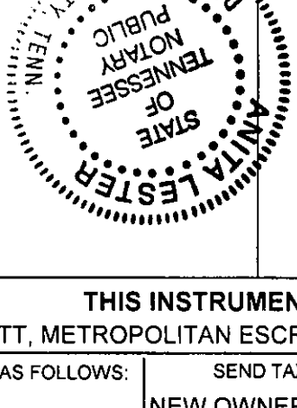
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2013

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(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:
Kudzu Real Estate, Inc.	NEW OWNER	Parcel ID:
203 Point East Dr.		07211032900
Nashville, TN 37216		&07211033000

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

William Renick, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kudzu Real Estate, Inc.

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 the westerly 37 feet of Lot No. 16 on the Plan of Hal Harding Lands, as of record in Book 843, Page 47, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 37 feet on the southerly side of Litton Avenue and extends back 153 feet, more or less, on the easterly line 156 feet more or less, on the westerly line to an alley in the rear, measuring 37 feet thereon.

BEING the same property conveyed to William Renick, Jr. by deed from BLC Investment, Inc., of record in Book 11086, Page 579, dated June 30, 1998, Register's Office for said County.

Tract 2
Being the easterly 38 feet of Lot No. 16 on the Plan of Hal Harding Lands, as of record in Book 843, Page 47, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 38 feet on the southerly side of Litton Avenue and extends back 153 feet, more or less, on the westerly line and 153 feet, more or less, on the easterly line with the westerly margin of an alley to a 10-foot alley in the rear, measuring 38 feet thereon.

BEING the same property conveyed to William Renick, Jr. by deed from B.L.C. Investments, Inc., of record in Book 11086, Page 585, dated June 30, 1998, 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 843, Page 47, 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 1514 & 1516 Litton Ave., 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 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.

BILL GARRETT, Davidson County
Trans:T20130034389 DEEDWARR
Recvd: 04/26/13 09:21 2 pgs
Fees:13.00 Taxes:233.10
20130426-0041557

Witness my hand this 25th day of April, 2013.

William Renick, Jr.

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 William Renick, Jr., 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 25th day of April, 2013.

My Commission Expires: 8/23/16

Notary Public

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