THIS INSTRUMENT PREPARED BY:
Cecilia West Spivy
Attorney at Law
111 West Commerce, Suite 201
Lewisburg, TN 37091

Map & Parcel 08405001500
08405001600

BILL GARRETT, Davidson County
Trans:T20130038315 DEEDWARR
Recvd: 05/08/13 09:39 3 pgs
Fees:18.00 Taxes:2220.00
20130508-0046306

Based on information provided by the parties.

WARRANTY DEED

FROM: GAY M. HURT, CAMILLE M. DEMONBREUN, BETTY M. WEST AND RUTH M. EDWARDS

TO: EAST GREENWAY PARK, LLC

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, we, the undersigned, GAY M. HURT, CAMILLE M. DEMONBREUN, BETTY M. WEST AND RUTH M. EDWARDS, have this day bargained and sold, and do, by these presents, transfer and convey unto EAST GREENWAY PARK, LLC, it's successors and assigns, all our right, title and interest in and to the following described realty located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lots Nos 1 and 2 in the subdivision of Lots Nos. 5, 6, 7, and 8 in Caruther's Subdivision of the old 18th District of Davidson County, Tennessee, which plan is of record in Book 161, page 163 of Register's Office for said County.

Said Lot No. 1 begins at the interesection of Division Street or Rosebank Avenue and Ewing Avenue, and being also the northwest corner of Lot No. 1 running thence southwardly with Ewing Avenue 14.5 poles to a point; thence at right angles to Ewing Avenue 67.8 poles to a point in Cooper's line; thence northwardly 2.94 poles to the center of Division Street (Nursery Lane); thence with the center of said street, North 72-1/2 degrees West 42.5 poles to a point; thence South 88-1/2 degrees West 28.3 poles to the beginning point, and containing 4.95 acres, more or less.

Said Lot No. 2 fronts 12.1 poles on the east side of Ewing Avenue and runs back on the north line 67.8 poles to a point, and on the south line 63.2 poles to a point, and having a width on the rear line of 12.81 poles, and contains 4.95 acres, more or less.

The last instrument affecting title to this property is a Deed of Conveyance to D. C. Murchison of record in Book 4173, page 722 in the Register's Office of Davidson County, Tennessee. D. C. Murchison was married to Cecil Murchison. They had five (5) children, Gay M. Hurt, Camille M. Demonbreun, Betty M. West, Ruth M. Edwards and John C. Murchison. Said deed conveyed the real property to D. C. Murchison. D. C. Murchison died on September 1, 1973. His Last Will and Testament was probated on October 10, 1973 in the Davidson County, Tennessee Probate Court. Cecil Murchison, his spouse, died March 10, 1989 having never remarried. His son, John C. Murchison, died January 17, 2006, having never married and never having any children. The undersigned are all of the remaining heirs of D. C. Murchison.

This property is conveyed subject to all matters of record in the Register's Office of Davidson County, Tennessee.

The 2013 taxes have been prorated between the parties and assumed by the Grantee. Possession shall pass with the execution of this instrument and payment of the purchase price.

TO HAVE AND TO HOLD unto the said Grantee, it's successors and/or assigns, in fee-simple forever.

The Grantors COVENANT that they are lawfully seized and possessed of the granted realty; that they have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that they will forever warrant and defend the title thereto unto the said Grantee, it's successors &/or assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS OUR HANDS this 6th day of May, 2013.

Gay M. Hurt
GAY M. HURT

Camille M. Demonbreun
CAMILLE M. DEMONBREUN

Betty M. West
BETTY M. WEST

Ruth M. Edwards
RUTH M. EDWARDS

THIS INSTRUMENT SHOULD BE RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS SOON AS POSSIBLE AFTER HAVING BEEN SIGNED.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of May, 2013, before me personally appeared GAY M. HURT, CAMILLE M. DEMONBREUN, BETTY M. WEST, AND RUTH M. EDWARDS, to me known to be the persons described in, and who executed the foregoing and attached instrument, and who acknowledged that they executed the same as their free act and deed.

My Commission Expires: 3/30/15

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

Notary Public

CECILIA WEST SPIVY
NOTARY PUBLIC AT LARGE
MARSHALL COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned makes oath that the actual value or consideration of this transfer is $600,000.00.

Affiant

Sworn to and subscribed before me this 6th day of May, 2013.

Notary Public

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-23-14

TAXES WILL BE PAID BY:
First Advantage Bank
1430 Madison Street
Clarksville, TN 37040

OWNER'S NAME & ADDRESS
East Greenway Park, LLC
1100 Douglas Avenue
Nashville, TN 37206