Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 130600 409

BILL GARRETT, Davidson County
Trans:T20130056083 DEEDWARR
Recvd: 07/02/13 09:55 2 pgs
Fees:13.00 Taxes:395.90
20130702-0068136

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June, 2013.

NOTARY PUBLIC

My Commission Expires: September 9, 2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MDS Realty Investments Inc. 4349 Diamondback Ct. Sparks, NV 89436	SAME	082-03-0-406

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ANNA F. TINSLEY

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

MDS REALTY INVESTMENTS INC., a Nevada corporation

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled J.M. Eatherly's Addition to East Nashville, of record as Plat Book 57, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 10 fronts 50 feet on the southerly side of Vaughn Street and runs back between parallel lines 173 feet to an alley in the rear.

Being the same property conveyed to JAMES K. TINSLEY SR. and wife, ANNA F. TINSLEY, by deed from ROBERT B. YOUNG, IN HIS CAPACITY AS SUCCESSOR TRUSTEE, of record as Book 8531, page 927, dated

January 16, 1992, said Register's Office. The said James K. Tinsley Sr. has since died May 30, 2013 leaving Anna K. Tinsley as the surviving tenant by the entirety.

This improved property is known as 320 Vaughn Street, Nashville, TN 37207.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 25th day of June, 2013.

Anna F. Tinsley

State of Tennessee)
County of Overton)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anna F. Tinsley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of June, 2013.

Notary Public

My commission expires: 9-1-14

