This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of July, 2013, by and between Lillian A. Fitzgerald aka Lillian D. Fitzgerald, unmarried, party of the first part, and Nicholas St Clair, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 153 on the Map of Dalewood, Section II, as of record in Book 1835, Page 6, Register's office for said County, and described as follows:

Beginning at a concrete monument in the easterly margin of Ridgecrest Drive opposite a turn into Berrywood Road; thence with the margin of Ridgecrest Drive, northerly 108 feet to a point; thence south 88 degrees 30' east 158 feet to a point; thence south 8 degrees 19' west 143.1 feet to the margin of Berrywood Road; thence with the margin of the same westerly 77.1 feet to a concrete monument and continuing with the margin of the same, westerly 40 feet to a concrete monument at the beginning of a curve; thence around said curve, northerly 39.3 feet to the beginning.

Being all or part of the same property conveyed to William M. Fitzgerald and Lillian A. Fitzgerald (aka Lillian D. Fitzgerald) by virtue of that certain Warranty Deed dated February 6, 1951, at Book 1940, Page 365 in the Register's Office of Davidson County, Tennessee. The aforementioned William M. Fitzgerald died on September 23, 1990.

William Marion Fitzgerald, II executed this instrument on behalf of Lillian D. Fitzgerald pursuant to Power of Attorney of record in Instrument Number 20130718-0074378, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Davidson County DEEDWARR
Recvd: 07/18/13 12:06 3 pgs
Fees:18.00 Taxes:453.99
20130718-0074379

WITNESS the signature of the party of the first part the day and year first above written.

Lillian D. Fitzgerald By William Marion Fitzgerald II, Attorney in Fact

Lillian D. Fitzgerald by William Marion Fitzgerald, II, Attorney-In-Fact

State of Tennessee
County of Davidson

On this 16th day of July 2013, before me personally appeared William Marion Fitzgerald, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Lillian D. Fitzgerald and acknowledged that he executed the same as the free act and deed of the said Lillian D. Fitzgerald.

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13

Property Owner & Address:	Nicholas St Clair 2301 Ridgecrest Drive Nashville, TN 37216
Tax Parcel No	07208020500
Property Address:	2301 Ridgecrest Drive Nashville, TN 37216
MAIL TAX BILLS TO:	Peoples Home Equity 5205 Maryland Way, Suite 100 **Brentwood, TN 37027**
Firm File #:	20130703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $122,700.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nicholas St Clair
AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of July, 2013.

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016