[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kerry L. Fair	Nations Lending Corporation	08306039700
2008 Eastland Avenue	4 Summit Park Dr. Ste. 200	
Nashville, TN 37206	Independence, OH 44131	File #14460 Box 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jeffrey Lynn Smith, as Executor of the Estate of Marie Morgan Hatcher** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Kerry L. Fair, a single person** (The "Grantee"), her heirs and/or assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Beginning at the Southeast corner of Eastland Avenue, formerly the Vaughn Pike, and 19th Street, formerly Tillman Avenue, as the same is located on the map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County; thence with the Southerly margin of Eastland Avenue, Easterly 43 feet; thence Southerly parallel with 19th Street 180 feet to a proposed alley; thence with the Northerly margin of said proposed alley, Westerly 43 feet to the Easterly margin of 19th Street; thence with the Easterly margin of said Street, Northerly 180 feet to the beginning.

Being the same property conveyed by Deed as recorded in Deed Book 3508, page 588 and Warranty deed from Lester C. Hatcher and wife, Thelma H. Hatcher, Eldon H. Hatcher and wife, Inez G. Hatcher, Alfred Earl Hatcher and wife, Bessie M. Hatcher and Thurston R. Hatcher and wife, Naomi G. Hatcher to Thurston R. Hatcher, Jr. And wife, Marie Morgan Hatcher as recorded on the 12th day of December, 1972 in Deed Book 4663, page 748, in the Register's Office of Davidson County, Tennessee. Thurston R. Hatcher, Jr. has since died on September 16, 1191 and property was vested in Marie Morgan Hatcher as the sole surviving tenant by the entirety. Marie Morgan Hatcher has since died on June 11, 2012 and her estate is filed with the Circuit Court for Davidson County, Tennessee, Probate Division, Probate Case #12P1360. An Order to Approve Sale of Real Property was filed on July 12, 2013.

Marie Morgan Hatcher and Marie M. Hatcher are one and the same person.

This is improved real property commonly known as 2008 Eastland Avenue, Nashville, TN 37206.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Right of Way Agreement of record in Book 8177, page 919, said Register's Office for Davidson, County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 19th day of July, 2013.

Notary Public

My commission expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

BILL GARRETT, Davidson County
Trans:T20130062493 DEEDWARR
Recvd: 07/23/13 09:22 2 pgs
Fees:13.00 Taxes:777.00
20130723-0075897

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above. And Grantor does further covenant and bind his successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of July, 2013.

THE ESTATE OF MARIE MORGAN HATCHER

BY: _____ Executor
Jeffrey Lynn Smith, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jeffrey Lynn Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of Marie Morgan Hatcher and that he as Executor executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of July, 2013.

_____
NOTARY PUBLIC

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017