THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13060105** BILL GARRETT, Davidson County Trans:T20130063346 DEEDWARRSP Recvd: 07/25/13 09:31 2 pgs Fees:13.00 Taxes:847.30 20130725-0076902	STATE OF Texas) COUNTY OF Bexar) The actual consideration or value, whichever is greater, for this transfer is: $229,000.00. Carrie Ivey, Vice President Affiant Broadway National Bank Subscribed and sworn to before me, this 22nd day of July, 2013. JANE H. CAUSEY Notary Public, State of Texas My Commission expires August 29, 2015 Jane H Causey Notary Public My Commission Expires: 8-29-2015

SPECIAL WARRANTY DEED

Address New Owner: Adam W. James 5602 Stoneway Trail Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-06-0-235

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Broadway National Bank, Trustee of the Gus Nicholas Alexander, Jr. Management Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam W. James, a married man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gus Nicholas Alexander, Jr., unmarried by Deed from Andrews Properties, Inc. of record in Book 5377, page 897, Register's Office for Davidson County, Tennessee, dated December 19, 1978 recorded on December 21, 1978.Being the same property conveyed to Broadway National Bank, Trustee of the Gus Nicholas Alexander, Jr. Management Trust by Deed from Philip Alexander, Temporary Guardian of the estate of Gus, Nicholas Alexander, Jr. of record at Instrument No. 20110803-0059556, Register's Office for Davidson County, Tennessee, dated July 5, 2011 and recorded on August 3, 2011, see also Certificate of Temporary Guardianship in Volume 2062, page 4545 of record in the clerk's office of Bexar County, Texas.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 107, Register's Office for Davidson County, Tennessee.

This is improved property located at 5602 Stoneway Trail Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2013.

Broadway National Bank, Trustee
By Carrie Jett, Vice President

STATE OF Texas)

COUNTY OF Bexar)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carrie Jett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Vice President of Broadway National Bank, Trustee of the Gus Nicholas Alexander, Jr. Management Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of July, 2013.

Notary Public

My Commission Expires: 8-29-2015

JANE H. CAUSEY
Notary Public, State of Texas
My Commission expires
August 29, 2015