NEW OWNER:
FED DEVELOPMENT LLC
P. O. BOX 714
NOLENSVILLE, TN 37135

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0846

Map & Parcel Nos.: 07108029100 & 07108029200

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130081971 DEEDWARR
Recvd: 09/23/13 09:13 3 pgs
Fees:18.00 Taxes:333.00
20130923-0099566

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety Thousand and 00/100 Dollars ($90,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONALD CALVIN FISHBURN** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **FED DEVELOPMENT LLC, a Tennessee limited liability company and LITCHFIELD REAL ESTATE LLC, a Connecticut limited liability company**, ("Grantee"), their successors and assigns, forever, the following tracts or parcels of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Tract I:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 86 on the Map of Joywood, as shown on the plat of the same of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made for a more particular description of said property and being generally described as follows: Said Lot No. 86 fronts 50 feet on the northerly side of Edwards Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Calvin Fishburn and wife, Bonnie Presley Fishburn by Warranty Deed to create a tenancy by the entirety from Calvin Fishburn, dated December 22, 1956, and of record in Book 2604, Page 567, Register's Office for Davidson County, Tennessee. For further reference to title, see Deed to Calvin Fishburn from T.W. Hutchison and wife, Willie Mae Hutchison, dated September 19, 1949, and of record in Book 1760, Page 388, in the Register's Office for Davidson County, Tennessee. Calvin Fishburn and Bonnie Presley

Fishburn remained married without intervening divorce or legal separation from the time of acquiring the property herein until the death of Calvin Fishburn on October 22, 2009; therefore, Bonnie Presley Fishburn was the surviving tenant by the entirety to the property herein. Subsequently, Bonnie Presley Fishburn died intestate as an unmarried widow on August 5, 2013, leaving her son, Donald Calvin Fishburn as her only surviving heir at law, having no other children during her lifetime and none having pre-deceased her. For further reference to title, see the Affidavit of Heirship recorded simultaneously herewith, of record in Instrument No. 20130923-0099565, in the Register's Office for Davidson County, Tennessee.

Tract II:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 87 on the Map of Joywood, as shown on the plat of the same of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being generally described as follows: Said Lot No. 87 fronts 48 feet on the northerly side of Edwards Avenue and runs back between parallel lines, along the westerly margin of Jones Avenue, 175 feet to a dead line.

Being the same property conveyed to Calvin Fishburn and wife, Bonnie Presley Fishburn, by Warranty Deed from Leonard H. Davidson and wife, Thelma Davidson, dated August 10, 1964, of record in Book 3802, Page 576, Register's Office for Davidson County, Tennessee. Calvin Fishburn and Bonnie Presley Fishburn remained married without intervening divorce or legal separation from the time of acquiring the property herein until the death of Calvin Fishburn on October 22, 2009; therefore, Bonnie Presley Fishburn was the surviving tenant by the entirety to the property herein. Subsequently, Bonnie Presley Fishburn died intestate as an unmarried widow on August 5, 2013, leaving her son, Donald Calvin Fishburn as her only surviving heir at law, having no other children during her lifetime and none having pre-deceased her. For further reference to title, see the Affidavit of Heirship recorded simultaneously herewith, of record in Instrument No. 20130923-0099565, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which have the addresses of **437 & 439 EDWIN STREET, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 974, Page 45, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 19th day of September, 2013.

DONALD CALVIN FISHBURN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONALD CALVIN FISHBURN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of September, 2013.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$90,000.00** .

AFFIANT

Sworn to and subscribed to before me this 19th day of September, 2013.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY