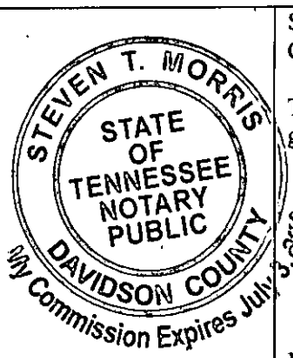
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this the 26TH day of September, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eugene Nelson		
5403 Louisiana	New Owner	091-07-0-076.01
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HUFF REAL PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUGENE NELSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1306, 1308, 1310, and 1312, Block No. 21 on the Plan of No 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots join and front together 100 feet on the southerly side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to HUFF REAL PROPERTIES, LLC, a Tennessee limited liability company by Quitclaim Deed from William E. Huff and wife, Marsha G. Huff of record at Instrument No. 20110621-0047392, Register's Office for Davidson County, Tennessee, dated June 17, 2011 and recorded on June 21, 2011.

Being the same property conveyed to William E. Huff and wife, Marsha G. Huff by Deed from Pearl J. Finley, unmarried of record at Book 9206, Page 456, Register's Office for Davidson County, Tennessee, dated December 31, 1993 and recorded on January 3, 1994.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5403 Louisiana, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20130084781 DEEDWARR
Recvd: 10/01/13 14:05 2 pgs
Fees:13.00 Taxes:629.00
20131001-0102975

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2013.

HUFF REAL PROPERTIES, LLC

Bobby A. Atkinson, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bobby A. Atkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Huff Real Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public