ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Darrell Breaux and wife, Linda Breaux 178 Township Drive Hendersonville, TN 37076	New Owners	Map and Parcels 092-09-0 373.00 thru 379.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Walter McCauley (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Darrell Breaux and wife, Linda Breaux (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

This is improved real property commonly known as 3212 and 3214 Charlotte Avenue, Nashville, TN 37209.

This description is the same as was used in the last deed of record

This conveyance is subject to the following:

1. Taxes for the year 2014 and subsequent years for Davidson County.
2. Matter shown on the plat of record in Plat Book 421, page 42, 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 $335,000.00.
(
(
(Subscribed and sworn to before me
(this 12th day of November, 2013.
(
(
(
(My Commission Expires: _____

x Darrell Breaux
Affiant

Notary Public

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

BILL GARRETT, Davidson County
Trans:T20130096637 DEEDWARR
Recvd: 11/13/13 10:24 6 pgs
Fees:33.00 Taxes:1239.50
20131113-0117151

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of November, 2013.

Walter McCauley

WALTER MCCAULEY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 12th day of November, in the year 2013, before me the undersigned, personally appeared Walter McCauley , personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

Notary Public

My Commission Expires:

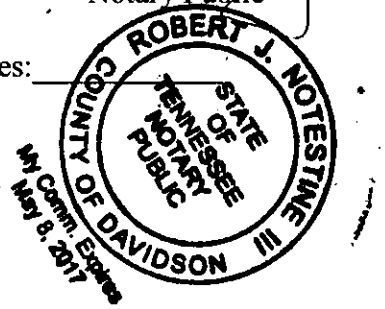


EXHIBIT A

Tract One:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Westerly part of Lot No. 10 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Trevor Street, 63.88 feet in a Westerly direction from the Northeast corner of Lot No. 10; thence in a Westerly direction with the Southerly margin of Trevor Street 81.12 feet to an alley; thence in a Southerly direction with the Easterly margin of the alley 50 feet to the Southwest corner.

Being part of Lot No. 12 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point the Westerly margin of 32nd Court, said point being the common corner between Lots 12 and 13 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of 32nd Court and the Easterly boundary of said Lot 12, N 01 deg. 00 min. 21 sec. E, 50 feet to the common corner between Lots 11 and 12 of the above mentioned subdivision; thence with the common line between said Lots 11 and 12, S 89 deg. 48 min. 28 sec. W 61.89 feet to a point; thence S 02 deg. 59 min. 52 sec. E 50.05 feet to a point in the common line between said Lots 12 and 13; thence with the common line between said Lots 12 and 13, N 89 deg. 48 min. 28 sec. E 58.39 feet to the point of beginning, containing 3,006.00 square feet.

Tract Four:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded therefrom is the following tract:

Being a part of Lot No. 13 on the plan of the resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

WMS

Beginning in the Westerly margin of 32nd Court at a point, said point being the common corner of Lots 13 and 14 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County; Tennessee; thence with the Westerly margin of 32nd Court and the Easterly boundary of said Lot No. 13, North 01 degree 00 minutes 21 seconds East 50 feet to the common corner between Lots 12 and 13 of the above mentioned subdivision; thence with the common line between said Lots 12 and 13, South 89 degrees 48 minutes 28 seconds West 58.39 feet to a point; thence South 02 degrees 59 minutes 52 seconds East 56.05 feet to a point in the common line between said Lots 13 and 14; thence with the common line between said Lots 13 and 14, North 89 degrees 48 minutes 28 seconds East 54.90 feet to the point of beginning, containing 2,832.00 square feet.

Tract Five:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded therefrom is the following tract:

Being part of Lot No. 14 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of 32nd Court and an alley, said corner being the Southeast corner of Lot 14 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee; thence with the Northerly margin of said alley and the Southerly boundary of said Lot 14, S 89 deg. 48 min. 28 sec. W 51.40 feet to a point; thence N 02 deg. 59 min. 52 sec. W 50.05 feet to a point in the common line between Lots 13 and 14 of the said subdivision; thence with the common line between said Lots 13 and 14, N 89 deg. 48 min. 28 sec. E 54.90 feet to the common Easterly corner between said Lots 13 and 14, being in the Westerly margin of 32nd Court; thence with the Westerly margin of 32nd Court and the Easterly boundary of said Lot 14, S 01 deg. 00 min. 21 sec. W 50 feet to the point of beginning, containing 2,657.00 square feet.

Tract Six:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded therefrom is the following tract:

Being a part of Lot 16 of Wilcox Subdivision as of record in Subdivision Book 161, Page 159, Register's Office Davidson County, and more particularly described as follows:

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Commencing at a point, said point being at the intersection of the West dedicated right of way line of 32nd Court and the North dedicated right of way line of Charlotte Avenue; thence with the North dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 51.5 feet to a point of beginning; thence continuing with the North dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 51.5 feet to a point; thence North 01 degrees 15 minutes East for 2.1 feet to a point in the proposed North right of way line of Charlotte Avenue; thence with the proposed North right of way line of Charlotte Avenue along a curve to the left with a radius of 1,591.02 feet for 51.7 feet to a point; thence South 01 degrees 08 minutes West for 0.8 feet to the point of beginning, containing 77 square feet.

Less and except that portion conveyed in Book 10755, Page 978 to State of Tennessee:

Beginning at the point of intersection of the existing North margin of SR.24 and the East boundary of the Marvin H. Wright, Etux property, said point of intersection being 39.84 feet left of SR.24 proposed centerline station 50+130.451; thence with said boundary North 00 degrees, 59 minutes, 09 seconds East 1.86 feet to a point, said point being 41.01 feet left of SR.24 proposed centerline station 50+130.548; thence with the proposed North margin of SR.24 having a 3239.83 foot radius curve left and Easterly 51.24 feet to a point, said point being 41.01 feet left of SR.24 proposed centerline station 50+146.363; thence with the existing West margin of I-440 Southerly 1 feet more or less to a point, said point being 40.78 feet left of SR.24 proposed centerline station 50+146.303; thence with said existing North margin having a curve right and Westerly 51 feet more or less to the point of beginning, containing 76 square feet and being part of the same property conveyed by Hazel Stringfellow, Executrix of Estate of Yola Hornal to T. Herschel Hudgins as of record in Book 5648, Page 671, Register's Office for Davidson County, Tennessee.

Tract Seven:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan, reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded therefrom are the following two (2) tracts:

Parcel One:

Being a part of Lot 17 of Wilcox Subdivision, as of record in Subdivision Book 161, Page 159, Register's Office Davidson County and more particularly described as follows:

Beginning at a point, said point being at the intersection of the West dedicated right of way line of 32nd Court and the North dedicated right of way line of Charlotte Avenue; thence with the North dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 103.0 feet to a point of beginning; thence continuing with the North dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 51.5 feet to a point;

DMB

thence North 01 degrees 23 minutes East for 3.5 feet to a point in the proposed North right of way line of Charlotte Avenue; thence with the proposed North right of way line of Charlotte Avenue along a curve to the left with a radius of 1,591,02 feet for 51.7 feet to a point; thence South 01 degree 15 minutes West for 2.1 feet back to the point of beginning, containing 144 square feet.

Parcel Two:

Beginning at the point of intersection of the existing North margin of S. R. 24 and the West boundary of the T. Herschel Hudgins property, said point of intersection being 39.84 feet left of S. R. 24 proposed centerline station 50+130.451; thence with said existing margin having a curve right and Westerly 50 feet, more or less, to a point; said point being 39.73 feet left of S. R. 24 proposed centerline station 50+114.874; thence with the existing East margin of an alley Northerly 36 feet, more or less, to a point, said point being 8.21 feet left of said alley's proposed centerline station 1+076.50; thence with the proposed East margin of S. R. 24 South 89 degrees 04 minutes 51 seconds East 4.09 feet to a point, said point being 12.30 feet left of said alley's proposed centerline station 1+076.50; thence with the proposed East margin of said alley South 00 degrees 54 minutes 41 seconds West 33.81 feet to a point, said point being 41.01 feet left of S.R. 24 proposed centerline station 50+116.248; thence with the proposed North margin of S.R. 24 having a 3,239.83 foot radius curve left and Easterly 46.33 feet to a point, said point being 41.01 feet left of S.R. 24 proposed centerline station 50+130.548; thence with said boundary South 00 degrees 59 minutes 09 seconds West 1.86 feet to the point of beginning, containing 237 square feet.

Being the same property conveyed by Amended Final Order as recorded on the 1st day of October, 2012 in Instrument No. 20121001-0089279; Order as recorded on the 18th day of September, 2012 in Instrument No. 20120918-0084766 and Warranty Deed from Darrell M. Breaux and wife, Linda G. Breaux to Robert E. Bell and Walter McCauley, as to a one-half undivided interest each as recorded on the 7th day of April, 2006 in Instrument No. 20060407-0040061, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Walter McCauley from , by virtue of as recorded on in Book , Page , and/or Instrument Number , in the Register's Office for Davidson County, Tennessee.

WMB