WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY-FOUR THOUSAND FIVE HUNDRED DOLLARS ($284,500.00), this day cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Claire A. Eckl and husband, Larry J. Sexton, Sr., the undersigned grantors, have this day bargained and sold and do hereby transfer and convey unto grantee, Stephen D. Burke, the following described tract or parcel of real estate, together with all the tenements, hereditaments and appurtenances to the same belonging, lying and being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Third Revision, Resubdivision of Lot 63 and 64, D.T. McGavock's First Addition of record in Instrument No. 20020802-0092923 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is the same real estate conveyed unto Claire A. Eckl and husband, Larry J. Sexton, Sr., by deed from Intown Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20030214-0020507, page, Register's Office for Davidson County, Tennessee, dated February 4, 2003 and recorded February 14, 2003.

This is improved property known as 1414 5th Avenue, North, Nashville, Tennessee 37208.

TOGETHER with the following described personal property to-wit: kitchen refrigerator, which is included for the convenience of the grantees.

This conveyance is made SUBJECT TO the following: (1) 2013 real estate taxes which shall be prorated between the grantors and grantee as of the date of this instrument and assumed by the grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; and (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said above described real estate and personal property unto the said grantee, Stephen D. Burke, and unto his heirs and assigns forever.

WE COVENANT with the said grantee that we are lawfully seized and possessed of the above described real estate and personal property, that we have a good and perfect right to sell and convey the same, and that the same is free, clear and unencumbered save and except as set out herein. WE FURTHER COVENANT with the said grantee, and bind ourselves, our heirs and personal representatives to forever warrant and defend the title to the above described real estate and personal property against the lawful claims and demands of all persons whomsoever save and except as set out herein.

POSSESSION of the above described real property will be given with the delivery of this deed.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 8th day of November, 2013.

Claire A. Eckl

Larry J. Sexton, Sr.

BILL GARRETT, Davidson County
Trans:T20130096785 DEEDWARR
Recvd: 11/13/13 13:44 2 pgs
Fees:13.00 Taxes:1052.65
20131113-0117368

STATE OF TENNESSEE
COUNTY OF LINCOLN

Personally appeared before me, the undersigned Notary Public, Claire A. Eckl and Larry J. Sexton, Sr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in said county and state aforesaid, on this the 8th day of November, 2013.

Notary Public

WILLIAM E. SIMMS
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

My commission expires: 10-4-2017

Name and address of new owner: Stephen D. Burke
1414 5th Ave. N.
Nashville, TN 37208

Send tax bills to: Stephen D. Burke
1414 5th Ave. N.
Nashville, TN 37208

Map-Parcel Numbers: 082-09-0-B 003.00 CO

This instrument prepared by:
William E. Simms, Attorney at Law
104 N. Main Ave.
P. O. Box 53
Fayetteville, TN 37334
(931) 433-1044

STATE OF TENNESSEE
COUNTY OF LINCOLN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $284,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this the 8th day of November, 2013.

Notary Public

WILLIAM E. SIMMS
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

My commission expires: 10-4-2017