ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
1006 Buchanan Partners 1918 10th Avenue North Nashville, Tennessee 37208	1006 Buchanan Partners 1918 10th Avenue North Nashville, Tennessee 37208	081-07-0-520.00 081-07-0-521.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **IRVIN OTEN, EXECUTOR OF THE ESTATE OF WADE LEE PHELPS** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **1006 BUCHANAN PARTNERS,** a Tennessee general partnership ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 1006-1008 Buchanan Street, Nashville, Tennessee.

Grantor hereby warrants that the Property has only been used for commercial purposes and is not the residence of the Grantor.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

[signature on the following page]

BILL GARRETT, Davidson County
Trans:T20140064083 DEEDWARR
Recvd: 08/28/14 14:52 4 pgs
Fees:23.00 Taxes:592.00
20140828-0078846

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 27 day of August, 2014.

ESTATE OF WADE LEE PHELPS

By: _____
Irvin Oten, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Houston W. Howell, a Notary Public of the State and County aforesaid, personally appeared Irvin Oten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Wade Lee Phelps, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Wade Lee Phelps by himself as such Executor.

WITNESS my hand and seal, at office in the City of Nashville, State of Tennessee, this 27 day of August, 2014.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

_____
Affiant

Subscribed and sworn to before me this 28th day of August, 2014.

_____
Notary Public
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

EXHIBIT A

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot Nos. 15 and 16 on the Maple Grove Plan of Subdivision of Lot 1 of the Thomas Woodard property, of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WADE L. PHELPS, by deed dated August 19, 1999, from MARY C. MCWHIRTER, of record in Book 11630, page 107, Register's Office for Davidson County, Tennessee. The said Wade L. Phelps died testate on or about May 29, 2013. The Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, as Docket No. 013P-994 appoints Irvin Oten as Executor and directs said property to be sold. Order Approving Sale of Property was entered in Docket No. 013P-994 on May 29, 2014.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2014 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 57, page 83, Register's Office of Davidson County, Tennessee.