This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26833-1
Box $14

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL:
Bon Urban Properties II 1918 10th Avenue North Nashville, Tennessee 37208	Same	Map/Parcel 081-11-0/414-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter-named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, I, **IRVIN OTEN, EXECUTOR OF THE ESTATE OF WADE LEE PHELPS**, (hereinafter referred to as the "**Grantor**"), have bargained and sold, and by these presents do transfer and convey unto **BON URBAN PROPERTIES II**, a Tennessee general partnership (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of the Grantor's interest in the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 78 and 79 on the Plan of Cephas Woodard Subdivision of Lot Nos. 5 and 6 of the Woodard Plan, of record in Book 161, Page 174, Register's Office for said County, and described according to a survey made by David P. Brackman, TN RLS #1684, dated December 29, 2014, bearing file No. 14153, as follows

BEGINNING at a nail in the NW corner of 12th Avenue North and Buchanan Street, thence with ROW of Buchanan Street N 77° 49' 00" W 118.17 feet to a nail and washer at the ROW of Alley #540; thence with alley N 01° 15' 51" W 98.47 feet to a nail; thence leaving alley N 89° 36' 35" E 114.99 feet to an iron pin on the ROW of 12th Ave N.; Thence S 01° 14' 34" E 124.19 feet to the point of beginning. Containing 12,798.51 square feet or 0.29 Acres.

BEING all of the same property conveyed to Wade Phelps by Installment Deed dated March 4, 1982 from Buist Thompson, unmarried, of record in Book 5858, Page 340, Register's Office for Davidson County, Tennessee.

The said Wade L. Phelps having since died on May 29, 2013, and by the Last Will and Testament of Wade Lee Phelps probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Case No. 13P-994, Irvin Oten was named Executor with the power to sell said property.

THIS is improved property, known as 1200 Buchanan Street, Nashville, Tennessee 37206.

BILL GARRETT, Davidson County
Trans:T20150011599 DEEDQC
Recvd: 02/18/15 08:24 2 pgs
Fees:12.00 Taxes:0.00
20150218-0013632

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of February, 2015.

ESTATE OF WADE LEE PHELPS

By: _____
Name: Irvin Oten
Its: Executor

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **IRVIN OTEN**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the Executor of the **ESTATE OF WADE LEE PHELPS**, 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, at office this 13th day of February, 2015.

_____
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 $0.00.

_____
Affiant

Subscribed and sworn to before me this
13th day of February, 2015.

_____
Notary Public
My Commission Expires: _____

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