19-1-319

Karen Johnson Davidson County
Batch# 259725 DEEDQC
07/22/2019 08:22:19 AM 12 pgs
Fees: $62.00 Taxes: $0.00

20190722-0071242

PREPARED BY AND RETURN TO:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nashville Rentals II, LLC 6600 Ellesmere Road Nashville, TN 37205	New Owner

TAX MAP - PARCEL NUMBERS: See Exhibit A.

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **ELDON R. SPRAKER, III, unmarried,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **NASHVILLE RENTALS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** its successors in interest, all of its right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

See attached Exhibit A.

ELDON R. SPRAKER, III is also known as ELDON SPRAKER, III, ELDON R. SPRAKER, ELDON SPRAKER and is erroneously referred to as ELDON R. SPARKER.

WITNESS MY HAND on this the 19 day of July, 2019.

ELDON R. SPRAKER, III, aka ELDON SPRAKER, III, ELDON R. SPRAKER, ELDON SPRAKER

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, a Notary Public of said county and state, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 19 day of July, 2019.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 19 day of July, 2019.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 19 day of July, 2019.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

Exhibit A

Legal Description

TRACT 1: 1001 North 2nd Street, Nashville, TN 37207
MAP & PARCEL: 082 03 0 132.00

Being the southerly 50 feet of Lot No. 14, on the plan of the Benedict Land Co's Subdivision of The Lindsley Tract of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 50 feet on the easterly side of North Second Street and runs back with parallel lines, with the northerly margin of Vaughn Street, 181.00 feet to an alley.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Leland D. Watts, married, dated December 22, 2006, recorded December 27, 2006, of record in Instrument No. 20061227-0159129, re-recorded in Instrument No. 20070125-0010509, Register's Office Davidson County, Tennessee.

TRACT 2: 1009 Lischey Avenue, Nashville, TN 37207
MAP & PARCEL: 082 03 0 458.00

Being Lot No. 102 on the Map of Wills, Sharpe and Crutcher's Addition, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 102 fronts 50 feet on the easterly side of Lischey Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Alice W. Jew Foundation, dated May 31, 2013, recorded June 3, 2013, of record in Instrument No. 20130603-0055528, Register's Office for Davidson County, Tennessee.

TRACT 3: 101 Eastmoreland Street, Nashville, TN 37207
MAP & PARCEL: 071 15 0 089.00

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 28, on the Map of Eastmoreland Place, of record in Book 161, page 170, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at the northeast corner of the first alley east of Dickerson Pike and Eastmoreland Street, thence with the easterly margin of said alley, northwardly 140 feet, more or less, to the southerly margin of another alley; thence with said last mentioned alley, eastwardly 26 feet; thence southwardly 140 feet to the northerly margin of Eastmoreland Street; thence with said Street; Westwardly 40 feet to the point of beginning.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Leland D. Watts, married, dated October 11, 2013, recorded October 17, 2013, in Instrument No. 20131017-0108609, Register's Office for Davidson County, Tennessee.

TRACT 4: 104 Cherokee Place, Antioch, TN 37013
MAP & PARCEL: 148 07 0 126.00

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as Lot No. 1002, on the Plan of Cherokee Hills, Section Eight, Being a Resubdivision of Lot No. 587-A & Reserve Parcels "B" and "D" Cherokee Hills, Section Eight, as shown by plat of record in Plat Book 4300, page 106, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Eldon R. Spraker, unmarried, by Special/Limited Warranty Deed, Federal Home Loan Mortgage Corporation, dated March 1, 2010, recorded March 23, 2010, of record in Instrument No. 20100323-0021590, Register's Office for Davidson County, Tennessee.

TRACT 5: 109 Alhambra Circle, Nashville, TN 37207
MAP & PARCEL: 060 12 0 086.00

Being Lot No. 51, on the plan of Capitol View Subdivision, of record in Plat Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Leland D. Watts, married, dated April 24, 2008, recorded April 25, 2008, of record in Instrument No. 20080425-0042294, Register's Office for Davidson County, Tennessee.

TRACT 6: 1806 Ashton Avenue, Nashville, TN 37218
MAP & PARCEL: 069 16 0 133.00

Land in Davidson County, Tennessee, being the Easterly 80' front and 70' rear of Lot No. 20 on the Map of Ashton's Subdivision of L.N. Lewis Farm, of record in Plat Book 421, page 19, (Plat Book 421, page 19 previously erroneously omitted), Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 80' along the southerly side of Ashton Avenue and extends back 107' along the easterly line and 103.8' along the westerly line to a rear line measuring 70' thereon.

Being the same property conveyed to Eldon R. Spraker, III, single, by Special Warranty Deed, from Secretary of Veterans Affairs, and Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, deed dated February 22, 2010, recorded March 4, 2010, of record in Instrument No. 20100304-0016491, Register's Office for Davidson County, Tennessee.

TRACT 7: 5707 Maxon Avenue, Nashville, TN 37209
MAP & PARCEL: 091 14 0 025.00

Land in Davidson County, Tennessee, being part of the northerly part of Lot "C" on the Map of West View Heights Subdivision, of record in Book 421, page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the corner of Lots "C" and "B" on Maxon Street and running with the margin of said Maxon Street and Lot "C" 48 feet to a stake; thence running back in a southerly direction and parallel with the dividing line between Lots "B" and "C" 108.3 feet to a dead line and measuring 48 feet thereon.

Being the same property conveyed to Eldon R. Spraker, III, unmarried, by Deed of Correction, from Kenneth Stephens, Trustee for the Maxon Land Trust, dated April 23, 2008, recorded May 5, 2008, of record In Instrument No. 20080505-0046238, Register's Office for Davidson County, Tennessee. This Deed of Correction is to correct the name of Grantee for the Warranty Deed which erroneously conveyed the property to Kenneth Stephens, Trustee for the Maxon Land Trust, from Kenneth Stephens, Trustee of The 5707 Maxon Land Trust, of record in Instrument No. 20080407-0034960, Register's Office for Davidson County, Tennessee.

TRACT 8: 1113 North 2nd Street, Nashville, TN 37207
MAP & PARCEL: 082 03 0 115.00

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Benedict Land Co's Subdivision of the Lindsley Tract, as of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eldon R. Spraker, III, by Warranty Deed, from John W. Jackson, Jr., dated April 18, 2008, recorded April 21, 2008, of record in Instrument No. 20080421-0040617, Register's Office for Davidson County, Tennessee.

TRACT 9: 1207 Ainlay Drive, Nashville, TN 37217
MAP & PARCEL: 107 13 0 074.00

Land in Davidson County, Tennessee, being Lot No. 297, on the Plan of Miro Meadows, Second Addition, of record in Plat Book 1424, page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Eldon Spraker, by Special Warranty Deed, from Wells Fargo Bank National Association as Trustee on behalf of the Certificate Holders of Securitized Asset Backed Receivables LLC Trust 2004-D01, Mortgage Pass through Certificates Series 2004-D01, deed dated September 9, 2009, recorded September 18, 2009, of record in Instrument No. 20090918-0087101, Register's Office for Davidson County, Tennessee.

TRACT 10: 1216 Stainback Avenue, Nashville, TN 37207
MAP & PARCEL: 071 15 0 440.00

Land in Davidson County, Tennessee, being Lot No. 111, on the Plan of Sharpe and Horn's 1st Addition to Northeast Nashville, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 50 feet on the westerly side of Stainback Avenue and runs back between parallel lines 167 ½ feet, more or less, to an alley.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Leland D. Watts, married, dated November 19, 2008, recorded November 20, 2008, of record in Instrument No. 20081120-0114341, Register's Office for Davidson County, Tennessee.

TRACT 11: 1318 Pennock Avenue, Nashville, TN 37207
MAP & PARCEL: 071 15 0 157.00

Land in Davidson County, Tennessee, being Lots Nos. 287 and 288, on the Plat of The Highland Land Co's Subdivision, of record in Plat Book 421, page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eldon R. Spraker, III, by Warranty Deed, from Nicholas E. Novak, unmarried, dated June 24, 2005, recorded July 6, 2005, of record in Instrument No. 20050706-0077271, Register's Office for Davidson County, Tennessee.

TRACT 12: 1325 Meridian Street, Nashville, TN 37207
MAP & PARCEL: 071 15 0 134.00

Being Lot Nos. 399 and 400, on the Plat of The Highland Land Co's Subdivision, as of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots 399 and 400, front together 50 feet on the easterly side of Meridian Street and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Alice W. Jew Foundation, dated May 31, 2013, recorded June 3, 2013, of record in Instrument No. 20130603-0055529, Register's Office for Davidson County, Tennessee.

TRACT 13: 1331 Meridian Street, Nashville, TN 37207
MAP & PARCEL: 071 15 0 137.00

Being Lot Nos. 393 and 394, on the plan of The Highland Land Co.'s Subdivision, of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee. Said Lot Nos. 393 and 394 front together 50 feet on the easterly margin of Meridian Street and extend back between parallel lines 175.0 feet (erroneously referred to as 176.0 feet in a prior deed) to an alley.

Being the same property conveyed to Eldon Spraker, III, by Special Warranty Deed, from Deutsche Bank Trust Company Americas, fka Bankers Trust Company, dated November 29, 2005, recorded December 14, 2005, of record in Instrument No. 20051214-0149946, Register's Office for Davidson County, Tennessee.

TRACT 14: 186 Townes Drive, Nashville, TN 37211
MAP & PARCEL: 162 06 0 285.00

All that certain parcel of land situate in the county of Davidson and State of Tennessee, being Lot No. 57, on the plan of Valley Green of record in Plat Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Eldon R. Spraker, III, a single man, by Special Warranty Deed, from Federal Home Loan Mortgage Corporation, dated October 21, 2008, recorded October 24, 2008, of record in Instrument No. 20081024-0106555, Register's Office for Davidson County, Tennessee.

TRACT 15: 2015 Overby Road, Nashville, TN 37207
MAP & PARCEL: 071 08 0 090.00

Land in Davidson County, Tennessee, being Lot No. 210 on the Map of Joywood Heights, Section One (prior deeds erroneously included Section II), as of record in Plat Book 1130, page 91(prior deed erroneously omitted page 91) (prior deeds erroneously included page 92), Register's Office for Davidson County.

Being the same property conveyed to Eldon R. Spraker, III, an unmarried man, by Warranty Deed, from Timothy L. Burnett, a married man, dated July 6, 2018, recorded July 12, 2018, of record in Instrument No. 20180712-0067582, Scrivener's Affidavit to correct legal description of record in Instrument No. 20180723-0071387, Register's Office for Davidson County, Tennessee.

TRACT 16: 2151 Summitt Avenue, Nashville, TN 37218
MAP & PARCEL: 070 09 0 091.00

Land in the 13th Civil District of Davidson County, Tennessee and described according to a survey made by Harvey Gee, Surveyor, as follows :

Beginning at an iron pin 557.2 feet south 33 degrees West from the center of Alpine and Curtis Streets; thence north 57 degrees West 214 feet to an iron pin, same being the southwest corner of the lot herein conveyed; thence north 57 degrees West 100 feet to an iron pin; thence at right angles south 33 degrees West 185 feet to an iron pin; thence at rights angles south 57 degrees East 100 feet to an iron pin; thence north 33 degrees East, 185 feet to the point of beginning.

Being the same property conveyed to Eldon Spraker III, unmarried, by Warranty Deed, from Leland D. Watts, married, dated March 6, 2015, recorded March 10, 2015, of record in Instrument No. 20150310-0020572, Register's Office for Davidson County, Tennessee.

TRACT 17: 757 Ringgold Drive, Nashville, TN 37207
MAP & PARCEL: 059 14 0 084.00

Being Lot No. 22, on the plan of Haynes Manor, Section 1, of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eldon Spraker, by Warranty Deed, from Jeffrey E. Dortch and wife, Katonia Dortch, dated May 22, 2014, recorded May 23, 2014, of record in Instrument No. 20140523-0044425, Register's Office for Davidson County, Tennessee.

TRACT 18: 2581 Bethwood Drive, Nashville, TN 37207
MAP & PARCEL: 061 13 0 004.00

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 116, on the Plat of Shepardwood Subdivision, Section 2, of record in Plat Book 4460, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eldon R. Spraker, III, by Warranty Deed, from Paul A. Talley and wife, Shirley B. Talley, dated August 19, 2014, recorded on August 21, 2014, of record in Instrument No. 20140821-0076390, Register's Office for Davidson County, Tennessee.

TRACT 19: 2610 Bethwood Drive, Nashville, TN 37207
MAP & PARCEL: 061 13 0 023.00

Land in Davidson County, Tennessee, being Lot No. 133, on the Plan of Section 2, Shepardwood Subdivision, of record in Book 4460, page 66, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eldon R. Spraker III, by Warranty Deed, from Paul A. Talley and wife, Shirley B. Talley, dated August 19, 2014, recorded August 21, 2014, of record in Instrument No. 20140821-0076382, Register's Office for Davidson County, Tennessee.

TRACT 20: 280 Ocala Drive, Nashville, TN 37211
MAP & PARCEL: 162 05 0 106.00

Being Lot No. 192-A, on the plan of Hickory Valley, Section 1, Resubdivision of Reserve Parcels C & D, as of record in Plat Book 4470, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eldon R. Spraker, III, by Special Warranty Deed, from The Bank of New York Trust Company, N.A. (successor in interest to JPMorgan Chase Bank, N.A., successor by merger to Bank One, N.A., formerly known as The First National Bank of Chicago), as trustee, on behalf of the holders of the WMC Mortgage Loan Pass- Through Certificates Series 1998-B, dated February 11, 2009, recorded March 3, 2009, of record in Instrument No. 20090303-0018753, Register's Office for Davidson County, Tennessee.

TRACT 21: 2820 Jones Avenue, Nashville, TN 37207
MAP & PARCEL: 060 16 0 126.00

Lot No. 20-F, on the Final Plan of Joywood Heights, Section 3, not of record and described as follows:

Beginning on the Westerly margin of Jones Avenue at a point 70.7 feet North of the Northeast corner of Lot No. 21, being the Northeast corner of the property conveyed to Thomas Henry Speight, Jr. and wife, by deed from Bobby Gray Angela and wife, of record in Book 3466, page 397, Register's Office for Davidson County; thence with said Avenue, Northwardly 70 feet to the Southeast corner of the property conveyed to James L. Merritt and wife, by deed from Charles C. Busby, of record in Book 3613, page 562, said Register's Office; thence with the Southerly line of said Merritt property, Southwestwardly 275 feet to the Easterly line of Lot No. 19, the Northwest corner of said Speight property; thence with the Northerly line of said Speight property; Eastwardly 275 feet to the beginning, said lot being triangular in shape.

Being the same property conveyed to Eldon Spraker, unmarried, by Warranty Deed, from Leland D. Watts, married, dated August 19, 2013, recorded August 20, 2013, of record in Instrument No. 20130820-0087713, Register's Office for Davidson County, Tennessee.

TRACT 22: 2827 Brunswick Drive, Nashville, TN 37207
MAP & PARCEL: 060 16 0 046.00

Land in Davidson County, Tennessee, being part of Lot No. 56, on the Plan of Capitol View Subdivision, of record in Book 974, pages 52-53, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Included in the property described above, but expressly excluded from this conveyance is that portion of Lot No. 56 conveyed to William C. Miller and wife, Margaret S. Miller by Deed of Record in Book 2636, page 25, Register's Office for Davidson County, Tennessee:

Being the Southerly five (5) feet of Lot No. 56, in the Capitol View Subdivision, as of record in Book 974, pages 52-53, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 5 feet on the West side of Brunswick Drive, and extends back, between parallel lines, 192.7 feet on the Southerly margin to the rear line of Lot No. 66 in said subdivision.

Being the same property conveyed to Eldon R. Spraker III, by Special Warranty Deed, from The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2005-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., dated January 9, 2009, recorded January 16, 2009, of record in Instrument No. 20090116-0004255, Register's Office for Davidson County, Tennessee.

TRACT 23: 3019 Albion Street, Nashville, TN 37209
MAP & PARCEL: 092 05 0 169.00

Being the westerly 40 feet of Lot No. 21, on the plan of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway, as of record in Book No. 421, page 55, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 21 fronts 40 feet on the South side of Eden Street, now Albion Street, and runs back between parallel lines on the Easterly margin of 21st Avenue, North, formerly Home Street, 140 feet to an alley.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, by Leland D. Watts, married, dated September 17, 2013, recorded September 19, 2013, of record in Instrument No. 20130919-0098649, Register's Office for Davidson County, Tennessee.

TRACT 24: 305 Prince Avenue, Nashville, TN 37207
MAP & PARCEL: 071 08 0 053.00

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Southerly 110 feet of Lot No. 50, on the Map of J.B. Haynies Oriental Subdivision, of record in Book 161, page 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 50 fronts 50 feet on the Northerly side of Prince Street and extends back between parallel lines 110 feet (previously erroneously 100 feet) to a dead line.

Being the same property conveyed to Eldon Spraker, III, by Special Warranty Deed, from U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by merger to LaSalle Bank N.A., a Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, by its Attorney-in-Fact BAC Home Loans Servicing, LP, Successor by merger to Home

Loan Services, Inc., dated January 20, 2011, recorded January 28, 2011, of record in Instrument No. 20110128-0008029, Register's Office for Davidson County, Tennessee.

TRACT 25: 307 Duke Street, Nashville, TN 37207
MAP & PARCEL: 071 08 0 024.00

The East ½ of Lot 83 on the Plan of J.B. Haynies Oriental Plan, as shown of record in Plat Book 161, pages 26 and 27, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said part of said lot fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Leland D. Watts, married, dated June 30, 2006, recorded July 3, 2006, of record in Instrument No. 20060703-0078937, Register's Office for Davidson County, Tennessee.

TRACT 26: 3239 Crowe Drive, Nashville, TN 37218
MAP & PARCEL: 080 08 0 031.00

Lot 327, Section One, Bordeaux Gardens Subdivision, as shown on plat of record in Plat Book 3300, page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Eldon Spraker, III, by Warranty Deed, from Leland D. Watts, married, dated March 14, 2014, recorded March 18, 2014, of record in Instrument No. 20140318-0022170, Register's Office for Davidson County, Tennessee.

TRACT 27: 3242 Panorama Drive, Nashville, TN 37218
MAP & PARCEL: 080 0 80 107.00

Land in Davidson County, Tennessee, being Lot No. 175, on the plan of Section One, Bordeaux Gardens, of record in Plat Book 3300, page 91, Register's Office for said County.

Said Lot No. 175 fronts 55 feet on the East of Panorama Drive and extends back 146.1 feet on the North line and 134.05 feet on the South line to a dead line in the rear on which it measures 56.33 feet.

Being the same property conveyed to Eldon Spraker, by Warranty Deed, from Sharon Y. Tucker, a single person, dated December 20, 2013, recorded December 26, 2013, of record in Instrument No. 20131226-0129780, Register's Office for Davidson County, Tennessee.

TRACT 28: 505 Weakley Avenue, Nashville, TN 37207
MAP & PARCEL: 071 10 0 039.00

Land in Davidson County, Tennessee, being Lot No. 2, on the Map of Weakley & Dodd's Subdivision of Lot No. 17, Plan of Brooklin, as of record in Plat Book 57, page 126, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Leland D. Watts, married, dated August 19, 2013, recorded August 20, 2013, of record in Instrument No. 20130820-0087712, Register's Office for Davidson County, Tennessee.

TRACT 29: 517 Edwin Street, Nashville, TN 37207
MAP & PARCEL: 071 08 0 358.00

Being Lot No. 35, on the map of Rawls Tract Subdivision (erroneously "Edwin Tract Subdivision" in prior deeds), not of record, and described according to a copy of the survey thereof made by Z.J. Wilkinson, Surveyor, August 2, 1947, as follows:

Beginning at a point in the North margin of Edwin Street, the corner of Lot Nos. 35 and 36; thence with the line between said Lots Northerly 184 feet to a point; Thence Easterly 50 feet to the corner of Lot Nos. 34 and 35; Thence with the line between said Lots; Southerly 184 feet (erroneously "1874 feet" in prior deeds) to the North Margin of Edwin Street; Thence with the margin of the same, Westerly 50 feet to the beginning.

Being the same property conveyed to Eldon R. Spraker (erroneously "Sparker" in prior deed), by Special Warranty Deed, from Federal Home Loan Mortgage Corporation, dated September 26, 2008, recorded October 27, 2008, of record in Instrument No. 20081027-0107299, Register's Office for Davidson County, Tennessee.

TRACT 30: 605 Amelia Drive, Antioch, TN 37013
MAP & PARCEL: 162 10 0 148.00

Land in Davidson County, Tennessee, being Lot No. 148, on the plan of Brook-View-Estates, Section 2, of record in Plat Book 4460, page 163, Register's Office for said County.

Said Lot No. 148 fronts 103.40 feet on the Southeasterly margin of Amelia Drive and extends back 119.41 feet on the Northeasterly line and 135.65 feet on the Southwesterly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Eldon R. Spraker, III, by Corporate Form Special Warranty Deed, from The Bank of New York Mellon f/k/a The Bank of New York, as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, 2004-5 by Litton Loan Servicing, LP, its' Attorney in Fact, deed dated June 9, 2009, recorded June 25, 2009, of record in Instrument No. 20090625-0059185, Register's Office for Davidson County, Tennessee.

TRACT 31: 729 Rowan Drive, Nashville, TN 37207
MAP & PARCEL: 059 10 0 070.00

Land in Davidson County, Tennessee, being Lot No. 292, on the Plan of Haynes Manor, Section 2, as of record in Plat Book 3700, page 88, Register's Office for said County, described as follows:

Said Lot No. 292 fronts 64 feet on the southerly side of Rowan Drive and extends back between lines 141.8 feet on the easterly line and 153.6 feet on the westerly line to a dead line in the rear measuring 73.94 feet thereon.

Being the same property conveyed to Eldon R. Spraker, a single man, by Substitute Trustee's Deed, from Arnold M. Weiss, as Substitute Trustee, dated February 13, 2014, recorded March 31, 2014, of record in Instrument No. 20140331-0026412, Register's Office for Davidson County, Tennessee.

TRACT 32: 800 Lena Street, Nashville, TN 37208
MAP & PARCEL: 092 06 0 442.00

Being Lot No. 8, on the Map of Lenacourt, as of record in Plat Book 1835, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 42 feet on the east side of Lena Street and runs back between parallel lines 120 feet along the north margin of a 15 foot alley to a 20 foot unopened street, called 27th Avenue North.

Included in the above description but excluded therefrom is the conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5815, page 125, described as follows :

Being part of Lot No. 8, on the Map of Lenacourt, as of record in Plat Book 1835, page 8, Register's Office for said county.

BEGINNING at a point in the easterly right of way line of Lena Street, said point being common corner of property belonging to Melvin S. Johnson; thence northwesterly along the right of way line for a distance of 5 feet, more or less, to a point; thence northeasterly for a distance of 120 feet, more or less, to a point on the westerly right of way line of 27the Avenue North; thence southeasterly along the right of way line for a distance of 5 feet, more or less, to a point on the northerly right of way line of Booker Street; thence southwesterly along the right of way line for a distance of 120 feet, more or less, to the point of beginning and containing therein an area of 600 square feet, more or less.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Leland D. Watts, married, dated September 17, 2013, recorded September 19, 2013, of record in Instrument No. 20130919-0098659, Register's Office for Davidson County, Tennessee.

TRACT 33: 913 North 2nd Street, Nashville, TN 37207
MAP & PARCEL: 082 03 0 0 133.00

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of The Benedict Land Company's, Subdivision of the Lindsley Tract, as shown on plat of record in Plat Book 332, page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 13, which is a corner lot, fronts 50 feet on the easterly margin of North 2nd Street and extends back between parallel lines 181 feet along the southerly margin of Vaughn, now Baynard Street, to an alley.

Being the same property conveyed to Eldon Spraker, III, unmarried, by Warranty Deed, from Leland Watts, married, dated April 25, 2007, recorded April 26, 2007, of record in Instrument No. 20070426-0049787, Register's Office for Davidson County, Tennessee.