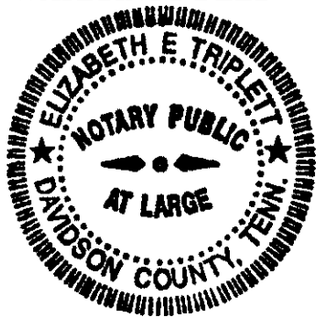
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

File Box 13
#3071

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Forsman	Stevens Inc. C/O Tim Forsman	92-6-651
(NAME)	(NAME)	
2422 Booker St.	3100 West End Ave. Ste 630	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samuel L. Gates Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim Forsman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lots No. 3 & 4 inG. W. Asheroft's sub-division of St. 11 of Boyd's McRainy Tract (see Chan. Book 57, page 54 R.O.D.C.), said lots each front on Hardin Street (36) thirty six feet each no. 3 running back between parallel lines 68 feet & 8 inches, and said lot no. 4 running back between parallel lines (71) seventy-one feet, being two of the said lots deeded to J. T. Wilson by A Menefee by deed dated October 7, 1898, to which reference is here made.

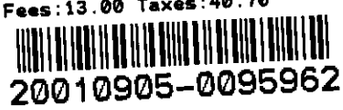
Being the same property as conveyed to Samuel L. Gates, Jr. By deed of record in instrument # 20010409-0034935 Register's of Deeds for Davidson County.

This deed is being signed by Princess A. Gates for Samuel L. Gates as his attorney-in-fact of which is recorded in instrument #200\0905.0095961, Register's Office for Davidson County, TN.

unimproved ☐
This is improved ☒ property, known as 2422 Booker St., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/05/01 13:48 2pgs
Fees:13.00 Taxes:40.70



20010905-0095962

Witness my/our hand(s) this 12th day of July, 2001.

Samuel L. Gates Jr.
by
Princess Gates
Atty-in-fact

Samuel L. Gates Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 12th day of July, 2001, before me personally appeared Princess A. Gates, the person who executed the foregoing instrument on behalf of Samuel L. Gates, Jr. and who acknowledged that she executed the same as the free act and deed of the said Samuel L. Gates, Jr., through Power of Attorney granted her by the said Samuel L. Gates, JR.

Witness my hand and official seal at Nashville, Tennessee this 12th day of July, 2001.

Commission expires: May 26, 2002

Victoria Hazelwood
Notary Public