Davidson County DEEDWARR
Recvd: 12/27/02 10:00 2pgs
Fees:13.00 Taxes:1929.55

20021227-0159463

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $521,500.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2002. Notary Public My Commission Expires: 3/25/06 My Commission Expires MAR

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Urban Housing Solutions, Inc. 411 Murfreesboro Road NASHVILLE TN 37210	Same	120-1-152.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **G.E.P. L.P., a Tennessee limited partnership, formerly known as David W. Gaw Family Limited Partnership d/b/a Gaw Realty**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **URBAN HOUSING SOLUTIONS, INC.**, a Tennessee corporation, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey by Hickerson-Miller, Engineer/Surveyors, dated 5/26/67, as follows:

Beginning at a point on the northerly margin of Vultee Boulevard as the southwest corner of the property conveyed to A.H. Brewer and wife, by deed from Harry B. Eubank and wife, of record in Book 2401, page 419, said Register's Office; thence with the westerly line of said Brewer's

property North 4 degrees West, 645.1 feet to an iron pin, thence South 88 degrees 20 minutes West, 110.1 feet to an iron pin; thence South 4 degrees East, 602.5 feet to an iron pin in the northerly margin of Vultee Boulevard; thence with the same South 69 degrees 10 minutes East 68.7 feet to an iron pin and South 73 degrees East 51 feet to the point of beginning.

Being the same property conveyed to David W. Gaw Family Limited Partnership d/b/a Gaw Realty by deed from Sara Lee Group, Inc., a Tennessee Corporation, of record in Book 11160, page 745, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, paid at closing and prorated between the Grantor and Grantee.

This is improved property known as 1148 Vultee Blvd, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and it covenants with the said Grantee that it is 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 further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of December, 2002.

G.E.P. L.P.,
a Tennessee limited partnership

By: **J. D. MANAGEMENT, INC.,**
a Tennessee corporation,
Its Sole General Partner

By: _____
Jeffrey David Gaw, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY DAVID GAW**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Limited Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of December, 2002.

_____
Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006