Davidson County DEEDWARR
Recvd: 01/03/03 10:34 2pgs
Fees:13.00 Taxes:92.50

20030103-0001062

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$25,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2002.

Notary Public

My commission expires: My Commission Expires April 6, 2004
(AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Germantown Partners, LLC	**Germantown Partners, LLC**	**82-09-284.00**
1209 5th Avenue, North	**1315 Adams Street, #100**	
Nashville, TN 37208	**Nashville, TN 37208**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dan T. McGown, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Germantown Partners, LLC , a Tennessee Limited Liability Company

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:

Land in Davidson County, Tennessee being the northern most half of Lot 86 on the plan of D.T. McGavock's First Addition to Nashville of record in Plat Book 10, Page 606 and 607, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Dan T. McGown, Jr., an unmarried man by deed from Thomas C. Scott, Trustee with full power to mortage, sell, transfer, encumber and convey without the joinder of any beneficiary of record in Book 11060, Page 220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 2003, a lien, but not yet due and payable.

The Plan of record in Book 10, Pages 606 and 607, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.

This is improved (____) Unimproved (__XX__) property, known as **1209 5th Avenue, North, Nashville, TN 37208**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 31st day of December, 2002.

Dan T. McGown, Jr.

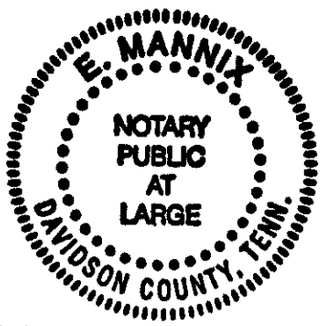
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan T. McGown, Jr.,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **31st** day of **December, 2002.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06



My Commission Expires NOV. 25, 2006