BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/05 09:38 3 pgs
Fees:18.00 Taxes:142.45

20050301-0022194

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-23-06
(AFFIX SEAL)

BRENDA S. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GMAT Holdings, G.P.	SAME	Map 105 –16-0 Parcel 260.00
(NAME) 650 Wedgewood Avenue	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **Sherling Limited Partnership (a/k/a Sherling Family Limited Partnership)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GMAT Holdings, G.P.** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following being a certain parcel or tract of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 and the west 3 feet of Lot No. 25 on the Map of the Subdivision of the Jane Watkins Tract, as of record in Plan Book 2, page 108, Chancery Court at Nashville.

Said Lot and part of Lot fronts 53 feet on the south side of Vivelle Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sherling Limited Partnership by Quitclaim Deed of Virginia B. Sherling of record in Instrument #20011221-0141255, Register's Office of Davidson County, Tennessee. Also property conveyed to Randolph R. Sherling and wife, Virginia B. Sherling by warranty deed of Paul Byrd, Jr. and wife, Ruth Ann Byrd of record in Book 4750, page 652, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 332 Vivelle Avenue, Nashville, TN 37210

(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.

Witness my hand this 25th day of February, 2005.

Sherling Limited Partnership (a/k/a Sherling Family Limited Partnership)

By: _____

Angela Cheryl Magli, General Partner

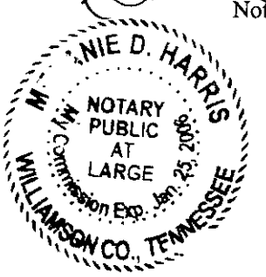
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Angela Cheryl Magli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the General Partner, respectively of Sherling Limited Partnership, (a/k/a Sherling Family Limited Partnership) the within named bargainor, and that he/she as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Angela Cheryl Magli, as such General Partner, respectively.

Witness my hand and official seal at Franklin, Tennessee this 25th day of February, 2005.

Commission expires: 1-25-06

_____
Notary Public



Witness my hand this 24 day of February, 2005.

Sherling Limited Partnership (a/k/a Sherling Family Limited Partnership)

By: _____ G.P.
Randolph R. Sherling, Jr., General Partner

STATE OF TEXAS
COUNTY OF Henderson

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Randolph R. Sherling, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the General Partner, respectively of Sherling Limited Partnership, (a/k/a Sherling Family Limited Partnership) the within named bargainor, and that he/she as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Randolph R. Sherling, Jr., as such General Partner, respectively.

Witness my hand and official seal at Chandler, Texas this 24 day of February, 2005.

Commission expires: 5-16-06

_____
Notary Public

K. ARYN ARMSTRONG
Notary Public
STATE OF TEXAS
My Comm. Exp. 5-16-2006