THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 17th day of January, 2006. Notary Public My Commission Expires: 8.9.09
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 25023-01-2006**	

CHRISTINE L. LIND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GAMO Partners 3029 Brightwood Avenue Nashville, TN 37212	New Owners	Map No.117.08-0 Parcel No. 075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly Lee Lewis**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GAMO Partners, a Tennessee general partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3029 Brightwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of January, 2006.

Beverly Lee Lewis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beverly Lee Lewis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2006.

Notary Public

My Commission Expires: March 27th 2009

CHARLOTTE H. JENSEN
Notary Public, State of Florida
My comm. expires Mar. 27, 2009
No. DD 411525

Davidson County DEEDWARR
Recvd: 01/23/06 10:34 2 pg
Fees:13.00 Taxes:1387.50

20060123-0008232

EXHIBIT "A"

Being part of Lot No. 12 on the A.B. Montgomery Plan of Lots, as of record in Plat Book 1, page 22, Chancery Court at Nashville, and being shown as Lot No. 24, Block A on the final Plat of Walter Stokes Homeplace, as of record in Book 974, page 92, Register's Office for said County, and described as follows:

Beginning at the Southwest intersection of Lombardy Avenue and Brightwood Avenue; thence with the margin of Lombardy Avenue, westerly around a slight curve, 254 feet to a point in the easterly line of Lot No. 25; thence with the line between Lots No. 24 and 25; southerly 82.5 feet to the corner of Lot No. 23 and 24; thence with the line between said lots, easterly 220 feet to the westerly margin of Brightwood Avenue, thence with the margin of the same northerly 70 feet to the point of beginning.

Being the same property conveyed to Wilbert W. Lewis and wife Jacqueline M. Bennett by Deed dated, August 14, 1970 from John R. Bennett and wife Clara W. Bennett of record in Book 4439, page 358, Register's Office for Davidson County, Tennessee. Wilbert W. Lewis and Jacqueline M. Bennett having since been divorced by final Decree in the 4th Circuit Court for Davidson County, Tennessee, dated October 25, 1972, recorded in Minute Book 77C, page 1137, Circuit Court for Davidson County, Tennessee, Jacqueline M. Bennett conveyed her interest in said property to Wilbert W. Lewis by deed of record in Book 5273, page 519, Register's Office for Davidson County, Tennessee. Wilbert W. Lewis subsequently remarried and conveyed a 1/2 undivided interest in said property to create a tenancy by the entireties to Beverly Lee Lewis by deed of record in Book 5414, page 709, Register's Office for Davidson County, Tennessee. Wilbert W. Lewis having since died.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 92, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1, page 22, Chancery Court for Davidson County, Tennessee.