After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/31/06 08:35 4 pgs
Fees:23.00 Taxes:2035.00
20060131-0011640

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Gulch Partners I 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Parcel No. 93-14/28

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Robin DeWayne Waller, an individual, and WJ Investments, LLC, a Tennessee limited liability company (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Gulch Partners I, a Tennessee general partnership (the "Grantee"), its heirs and assigns, certain real estate (the "Property") with all improvements thereon and appurtenances thereto, located in the 19th Councilmanic District, Davidson County, Tennessee, being part of lots 17, 18 and 19 on the plan of John M. Bass' First Addition, of record in Plat Book 21, Page 114 R.O.D.C., TN. and described as follows:

> Beginning at an iron rod (set) in the south margin of Gleaves Street and the east margin of Alley #231; thence with the south margin of Gleaves Street South 56 degrees 07 minutes 31 seconds East 110.52 feet to a rail road spike (set); thence with a curve to the right having delta angle of 89 degrees 59 minutes 54 seconds, a radius 30.00 feet, a chord of South 11 degrees 37 minutes 25 seconds East 42.05 feet to a rail road spike (set) in the west margin of 9th Avenue South; thence, with said west margin of 9th Avenue South, South 32 degrees 52 minutes 32 seconds West 115.02 feet to a rail road spike (set); thence leaving said margin along the south line of this survey North 56 degrees 07 minutes 31 seconds West 140.00 feet to an iron rod (set) in the east margin of Alley #231; thence with said Alley North 32 degrees 52 minutes 32 seconds East 144.50 feet to the point of the beginning, containing 20,041.51 square feet, 0.46 acres more or less.
>
> Being the same property conveyed to WJ Investments, LLC, a Tennessee limited liability company, as to a fifty percent (50%) interest and Robin DeWayne Waller, as to fifty percent (50%) interest by Warranty Deed from Jerry D. Waller, Substitute Trustee, of record in Instrument No. 20050104-0001126, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered.

This is improved property, known as 601-607 9th Ave South, Nashville, Tennessee, 37203.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 27th day of January, 2006.

WJ Investments, LLC

James T. Shelpman
Chief Manager & Member

David W. Wingfield
Member

Robin DeWayne Waller

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of the said county and state, **James T. Shelpman,** with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of WJ Investments, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness by hand and seal this 27th day of January, 2006.

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, an official Notary Public of the said county and state, **David W. Wingfield,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 27th day of January, 2006.

Notary Public

My Commission Expires: 2-10-08

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, an official Notary Public of the said county and state, **Robin DeWayne Waller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 27th day of January, 2006.

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00.

Affiant

Sworn to and subscribed before me this 27th day of January, 2006.

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008