This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 0607325

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$280,500.00**

Affiant

Subscribed and sworn to before me, this
6th day of July, 2006.

Notary Public
My commission expires: May 2, 2010

Davidson County DEEDWARR
Recvd: 07/24/06 12:49 2 pgs
Fees:13.00 Taxes:1037.85
20060724-0088796

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
John A. Gupton College 1616 Church Street Nashville, Tennessee 37203	John A. Gupton College 1616 Church Street Nashville, Tennessee 37203	09212021900

WARRANTY DEED

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 acknowledged, We, **4-J L.P., The, a Tennessee limited partnership,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John A. Gupton College, a Tennessee Corporation,** hereinafter called the Grantee, it's successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Real property located in Davidson Count, Tennessee, to wit: Being Lot 2 of the The 4-J, L.P. subdivsion, as shown on that platn of record in Book 9700, page 635, in the Register's Office for Davidson County, Tennessee, reference to which is made for a more complete and accurate description thereof.

This property is subject to all matters appearing on Plan of record in Book 9700, page 635, said Register's Office, and to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The 4-J L.P., a Tennessee Limited Partnership, acquired this property by that certain deed of record in Book 9359, page 353, Registers Office of Davidson County, TN.

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Source of Legal Descriptions is the prior deed and plat of record. .

Property is subject to taxes for 2006 and subsequent years, a lien not yet due and payable.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been assumed by the Grantee(s) herein.
2. All matters shown on the plan of record in Book 9700, Page 635, Register's Office of Davidson County, Tennessee.

This property is improved property known as **1601 State Street , Nashville, TN 37203**

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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 6th day of July, 2006.

The 4-J L.P., a Tennessee Limited Partnership

BY: State Street Corporation, General Partner

James N. Stansell, Jr.
President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James N. Stansell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of State Street Corporation, a General Partner of the within named grantor, and that as such officer, being authorized so to do executed this instrument for the purposes therein contained and on the behalf of The 4-J L.P., a Tennessee Limited Partnership.

Witness my hand and seal this the 6th day of July, 2006.

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
05/02/10