BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/06 10:48 2 pgs
Fees:13.00 Taxes:98.05
20061106-0137683

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires NOV 23 2009

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GW Investments, G.P.	Same as new owner	MAP 105-11-0/ PARCEL 044.00
(NAME) 650 Wedgewood Ave.	(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, **Scott Hudgens, a married person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GW Investments, G.P., a Tennessee general partnership**, 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 part of block "C: on the plan of the partition of the Mary E. Hamilton Lands, as of record in Plan Book 2, page 94, Chancery Court at Nashville, being lots Nos. 17 and 18 on the unrecorded plan of said block "C" and parts of blocks "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, County Surveyor, January 25, 1947, as follows:

Beginning on the northerly margin of Wingrove Avenue, at the southeast corner of the property conveyed to Robert Casey Pritchett and wife by deed from James Frank Jones and wife, of record in book 1642, page 199, Register's Office for said County, being the corner of lots Nos. 16 and 17; thence with the line between said two lots, northwardly 150.1 feet; thence south 86 deg. 59' east 100 feet; thence south 2 deg. 32' west 149.9 feet to the northerly margin of Wingrove Avenue; thence with same, westwardly 100 feet to the beginning.

Being the same property conveyed to Scott Hudgens by warranty deed from Annell L. Lindaman, a widow, of record in Instrument Number 20060815-0100288, and in Deed of Correction of record in Instrument Number 20061011-0126499, said Register's Office.

Included in the above described property, but expressly excluded from this conveyance is the following described property conveyed in Instrument Number 200003230029613, RODC, TN:

Land in Davidson County, Tennessee, Being part of Block "C" on the plan of the partition of the Mary E. Hamilton Lands, as of record in Plan Book 2, page 94, Chancery Court at Nashville, being lot No. 17 on the unrecorded plan of said Block "C" and parts of Blocks "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, County Surveyor, January 25, 1947, as follows: Beginning on the northerly margin of Wingrove Avenue, at the southeast corner of the property conveyed to Robert Casey Pritchett and wife by deed from James Frank Jones and wife, of record in Book 1642, Page 199, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 16 and 17; thence with the line between said two lots, northwardly 150.1 feet; thence South 86 deg. 59 minutes East 50 feet; thence South 2 degrees 32 minutes West 150.1 feet, more or less to the northerly margin of Wingrove Avenue; thence with the same, 50 feet to the beginning. Being the same property idenitified on Davidson County Tax Assessor's Maps as Map 105-11 Parcel No. 43.

Being the same property conveyed to William Ann E. Nunley by warranty deed from Annell L. Lindaman of record in Instrument Number 200003230029613, said Register's Office.

This tract or parcel of land is unimproved therefore it is not now nor has it ever been the Grantor's primary residence.

This conveyance is subject to: (1) Subject to Sanitary Sewers and/ or Storm Drainage Easement of record in Book 5452, page 35, Register's Office of Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 432 Wingrove Street, Nashville, TN 37203

(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 3rd day of November, 2006.

Scott Hudgens

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Scott Hudgens, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of November, 2006.

Commission expires: 1-10-10

Notary Public

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010