THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20515-6
Box 14-A

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Steven A. and Sherrie D. Gibson<br>P.O. Box 150451<br>Nashville, TN 37215 | New Owner | Map 119-10<br>Parcel 035 |

## WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, DYAD PARTNERS, a Tennessee general partnership hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEVEN A. GIBSON AND WIFE SHERRIE D. GIBSON, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot No. 3 on the Plan of the Subdivision of the Patterson Flat Rock Tract, as of record in Book 161, Page 85, at the Register's office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod on the easterly right-of-way line of Logan Street, at a corner common with property of Hamid Toologalzari, Ali Shahosseini et al of record in Instrument No. 20060925-0118665, at said register's office;

Thence with the easterly right-of-way of Logan Street, North 07 deg 42 min 17 sec East, 110.00 feet to an iron rod set at a corner common with the property of Stephen H. & Fred T. Horrel of record in Instrument No. 20060405-0039244, at said Register's office;

Thence leaving the easterly right-of-way line of Logan Street, with the southerly property line of Stephen H. & Fred T. Horrel, South 85 deg 00 min 01 sec East, 160.75 feet to an existing pk nail;

Thence with the westerly property line of Stephen H. & Fred T. Horrel, South 06 deg 17 min 17 sec West, 110.00 feet to an iron rod set at a corner common with said Hamid Toologalzari, Ali Shahosseini, et al;

Davidson County DEEDWARR
Recvd: 07/16/07 08:51 4 pgs
Fees:23.00 Taxes:1350.50
20070716-0084054

Thence with the northerly property line of Hamid Toologalzari, Ali Shahosseini, et al, North 84 deg 58 min 02 sec West, 163.47 feet to the POINT OF BEGINNING. Containing 17,820 square feet (0.41 acres more or less).

BEING the same property conveyed to Dyad, Inc., a Tennessee corporation, by Special Warranty Deed from Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., of record in Book 9196, Page 788, and further conveyed to Dyad Partners, a Tennessee general partnership, by Quitclaim Deed from Dyad, Inc., a Tennessee corporation of record in Book 9282, Page 292, Register's Office for Davidson County, Tennessee

THIS is improved property known as 2836 Logan Road, Nashville, Tennessee 37211.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13 day of July 2007.

DYAD PARTNERS
A Tennessee general partnership

By: William F. Bundy, Jr. General Partner
William F. Bundy, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William F. Bundy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Dyad Partners, a Tennessee general partnership, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partners for the said partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of July 2007.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jennifer L. Johnson
NOTARY PUBLIC

My Commission Expires: March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me this 13 day of July 2007.

Notary Public

My commission expires 3/22/09

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable.

(b) Matters shown on the Plan of record in Book 161, Page 85, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the ALTA/ACSM Land Title Survey of Tax Map 119-10, Parcel 35, 2836 Logan Street, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated June 4, 2007, and revised July 12, 2007, as Job Number 07131 T.B.