WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/07 10:50 2 pgs
Fees:13.00 Taxes:4440.00
20070723-0087065

FILE BOX 19B
07-07-012-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of July, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PEARL STREET DEVELOPMENT, G.P., A TENNESSEE GENERAL PARTNERSHIP	" NEW OWNER "	92-8
(NAME) 618 Church Street, Ste. 200	(NAME)	153.00, 154.00
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FRED C. DANCE AND E. RON CALAHAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PEARL STREET DEVELOPMENT, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(TRACT I)
LAND in Davidson County, Tennessee being Lot No. 23 in John R. Hudson's Plan of Lots, which Plan is of record in Book 21, page 136, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 begins at the southeast corner of Hudson and Pearl Streets; thence southwardly with the margin of Hudson Street 241 feet 9 inches to an alley; thence, eastwardly with said alley 59 feet to the corner of Lot 24; thence northwardly with the line of said Lot 24, 243 feet to the southerly margin of Pearl Street; thence westwardly with the margin of Pearl Street 59 feet to the point of BEGINNING.

BEING the same property conveyed to E. RON CALAHAN AND FRED C. DANCE, by Deed from BOARD OF TRUST OF THE FATHER RYAN HIGH SCHOOL DEVELOPMENT, of record in Book 7730, Page 770, Register's Office for Davidson County, Tennessee.

(TRACT II)
LAND in Davidson County, Tennessee, described as follows:

LOT NO. 24 on the Plan of Dr. John R. Hudson's addition to Nashville, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to E. RON CALAHAN AND FRED C. DANCE, by Deed from G. S. ALFORD A/K/A GRACE S. ALFORD AND N/K/A GRACE ALFORD GOLD, of record in Book 7730, Page 773, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: Lots 23 & 24 John R. Hudson's Plan of Lots, Nashville, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 20th day of July, 2007.

FRED C. DANCE

E. RON CALAHAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FRED C. DANCE** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of July, 2007.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Georgia)
COUNTY OF Chatham)

Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. RON CALAHAN,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Savannah, Georgia, this 20th day of July, 2007.

My Commission Expires: 2-2008

Notary Public

JOANNE M. McLAURIN
Notary Public, Chatham County, Georgia
My Commission Expires Feb. 9, 200

JOANNE M. McLAURIN NOTARY PUBLIC CHATHAM COUNTY, GA

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **PETER WEISS**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON