WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/07 15:19 3 pgs
Fees:18.00 Taxes:4625.00

20070726-0089017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF July 2007

Notary Public

MY COMMISSION EXPIRES 12/15/2007

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GC Holdings, LLC (NAME)	Same As New Owner (NAME)	MAP 104.08
1025 16th Ave So. (ADDRESS)	(ADDRESS)	PARCELS 211.00 & 212.00
Nashville TN 37212 (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, Robert W. Eggers and Julia K. Eggers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GC Holdings, LLC

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:

TRACT I:
LAND in Davidson County, Tennessee, BEING Lot No. 4 and the southerly part 10 feet of Lot No. 3 on the Plan of Eastman's Subdivision of the South part of Lot No. 31 O.B. Hayes' Plan of Lots, as of record in Book 332, page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 and part of Lot No. 3 front together 54 feet on the Westerly side of 17th Avenue South, formerly Addison Avenue and run back between lines 158 feet to an alley in the rear, on which it measure 54.3 feet.

BEING the same property conveyed to Robert W. Eggers and Julia K. Eggers, by Quitclaim Deed dated April 10, 2002, from Bill Walker & Associates, Inc., of record at Instrument No. 20020411-0044866, Register's Office for Davidson County, Tennessee.

This is improved property known as 1221 17th Ave., South, Nashville, TN 37212

TRACT II:
LAND in Davidson County, Tennessee, BEING Lot No. 5 on the Plan of Eastman's Subdivision of the south part of Lot No. 31 in O.B. Hayes' Plan of Large Lots,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1221 - 1223 17th Avenue South, Nashville, TN 37212
(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 our hand s this 25th day of July 2007

Robert W. Eggers

Robert W. Eggers

Julia K. Eggers

Julia K. Eggers

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 Robert W. Eggers and Julia K. Eggers

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of July 2007.

Commission expires 9/26/07

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

as of record in Book 332, page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 43 1/2 feet on the westerly side of 17th Avenue South, and runs back between lines 158 feet to an alley, measuring 44.3 feet thereon.

BEING the same property conveyed to Robert W. Eggers and Julia K. Eggers, by Quitclaim Deed dated April 10, 2002, from Bill Walker & Asociates, Inc., of record at Instrument No. 20020411-0044865, Register's Office for Davidson County, Tennessee.

This is improved property known as 1223 17th Ave., South, Nashville, TN 37212

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.