WARRANTY DEED

G-SZ-07-729

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: Oct, 10, 2010
(AFFIX SEAL)

AVA M DE LA ROSA
Notary Public - Alabama
Montgomery County
My Comm. Expires Oct 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP/PARCEL NUMBER
G & M Properties, LLC	G & M Properties, LLC	
2012 21st Ave. South	(NAME) 2012 21st Ave. South	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	119-16-28
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES T. JENNINGS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto G & M PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 124 ON THE PLAN OF BATTLEWOOD, SECTION TWO, AS OF RECORD IN BOOK 1835, PAGES 95 AND 96, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY CASH DEED FROM ROBERT C. WEAVER, SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO THOMAS C. JENNINGS AND WIFE, AGNES INEZ JENNINGS AS RECORDED ON THE 18TH DAY OF AUGUST, 1967 IN BOOK 4162, PAGE 848 AND QUITCLAIM DEED FROM THOMAS C. JENNINGS TO THOMAS C. JENNINGS AND CHARLES T. JENNINGS AS RECORDED ON THE 31ST DAY OF MAY, 2005 IN INSTRUMENT NO. 20050531-0061032, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID AGNES INEZ JENNINGS HAVING SINCE DIED AND THE SAID THOMAS C. JENNINGS HAVING SINCE DIED, LEAVING BY LAST WILL AND TESTAMENT TO CHARLES T. JENNINGS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 729 Wildview Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/01/07 15:40 2 pgs
Fees:13.00 Taxes:379.25

20070801-0091601

Witness my/our hand(s) this 27th day of July, 2007.

X _____
Charles T. Jennings

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles T. Jennings, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2007.

X _____
Notary Public

My Commission Expires: Oct 10, 2010

AVA M DE LA ROSA
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 10, 2010

RETURN TO:
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212