BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/07 10:54 2 pg:
Fees:13.00 Taxes:230.94
20071106-0130812

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,417.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GMAT Holdings, G.P.	GMAT Holdings, G.P.	Map 105-7
(NAME) 650 Wedgewood Ave.	(NAME) 650 Wedgewood Ave.	Parcel 254
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(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, **JOANN WEBSTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GMAT HOLDINGS, 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 Map of Hamilton Subdivision of record in Minute Book 1, Page 9 and also being Lot No. 23 on the unrecorded Subdivision of said block described according to a survey made by John Kohl, dated July 2, 1979, as follows:

Beginning on the southerly margin of Hamilton Street 271.3 feet east of the intersection of Martin Street, being the common front corner of Lots 23 and 24; thence with the line between two said Lots southwardly 167.6 feet to the northerly margin of an alley; thence with said alley eastwardly 50 feet to the corner of Lots 22 and 23; thence with the said line between said two lots northwardly 167.6 feet to the southwardly margin of Hamilton Street; thence with said street westwardly 50 feet to the point of beginning.

Being the same property conveyed to JoAnn Webster, Unmarried, by deed from Michael A. Hunter and wife, Cathey A. Hunter, of record in Book 7661, page 228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes and (b) all matters appearing on the plan of record in Minute Book 1, page 9, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 551 Hamilton Avenue, 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 5th day of November, 2007.

JoAnn Webster

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 JoAnn Webster, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public