Davidson County DEEDWARR
Recvd: 11/09/07 09:51 2 pgs
Fees:13.00 Taxes:980.50

20071109-0132308

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $265,000.00

Affiant

Subscribed and sworn to before me
This 2 day of November, 2007

Notary exp: 6-12-11

Address of new owners:	Send tax bills to:	Map & Parcel:
~~917 9th Avenue North~~ 330 Franklin Road Suite 135A-114 ~~Nashville, TN 37208~~ Brentwood, TN 37027	New Owner	82-12B-1.00CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Suneel C. Gupta, an unmarried individual**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thirty One 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:

Land in Davidson County, being Unit No. 1 of Ireland 28 Condominiums, also known as Ireland Street 28, a horizontal property regime established by Master Deed of record in Instrument No. 20040416-0043331 and amended in Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Suneel C. Gupta, an unmarried individual by Warranty Deed from Thomas R. McDonald, III, an unmarried individual by Warranty Deed dated May 5, 2006 and recorded as Instrument No. 20060519-0059012, Register's Office of Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **917 9th Avenue North, Nashville, TN 37208**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Witness our hands this 2 day of November, 2007.

Suneel C. Gupta

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 Suneel C. Gupta, 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 this 2 day of November, 2007

Notary Public

Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008