Davidson County DEEDWARR
Recvd: 12/03/07 08:10 3 pgs
Fees:18.00 Taxes:1461.50
20071203-0139349

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

McGavock Pike Partners, LLC
P. O. Box 60865
Nashville, TN 37206

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 83-9
PARCEL 8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charlie Mack Ryan, also known as Chuck Ryan, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **McGavock Pike Partners, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Tract No. 1:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4, and 5 of Block "A" on the Map of Wakefield Smith Subdivision of Lots Nos. 5 and 6 of Beasley's Plan of record in Plat Book 843, page 19, Register's Office of
Davidson County, Tennessee.

Said Lots 1, 2, 3, 4, and 5 front together 102 feet on the easterly side of Gallatin Avenue, as widened, and run back between parallel lines with the northerly margin of Ordway Place, 120 feet to an alley.

Tract No. 2:

Land in Davidson County, Tennessee, being Lots Nos. 6, 7, and 8 of Block "A" on the Map of Wakefield Smith Subdivision of Lots Nos. 5 and 6 of Beasley's Plan of record in Plat Book 843, page 19, Register's Office of Davidson County, Tennessee.

Said Lots 6, 7, and 8 front together 60 feet on the easterly side of Gallatin Avenue, as widened, and run back between parallel lines, 120 feet to an alley.

Being the same property conveyed to Chuck Ryan, unmarried by Installment Deed dated May 1, 1990 from Annie Ruth Russell, unmarried of record in Book 8100, page 163, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce entered in the Circuit Court for Wilson County, Tennessee, Docket No. 4448DV, the subject property was further conveyed to Charlie Mack Ryan a/k/a Chuck Ryan by Quitclaim Deed dated October 12,

2004 from Katherine Ann Ryan of record in Instrument No. 20041020-0126504, said Register's Office.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 403 Gallatin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of November, 2007.

Chuck Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Charlie M. Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30 day of November, 2007.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $395,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of November, 2007.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008