THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21734-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John H. McGarity, Jr. Fred H. Nance, Jr. P.O. Box 101177 Nashville, TN 37224	New Owner	Map 106-11 Parcel 017

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, G&C INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN H. MCGARITY, JR., as to a fifty (50%) percent undivided interest, and FRED H. NANCE, JR., as to a fifty (50%) percent undivided interest, said interests held together as tenants in common, hereinafter the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING part of the same property conveyed to G&C Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from JohnsonDiversey, Inc., a Delaware corporation, of record in Instrument Number 20071001-0116787, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 330 Hill Avenue, Nashville, Tennessee 37210.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, 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.

BILL GARRETT, Davidson County
Trans:T20090046037 DEEDWARR
Recvd: 07/09/09 09:42 4 pgs
Fees:23.00 Taxes:1840.75
20090709-0064030

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6 day of July 2009.

G&C INVESTMENTS, LLC
a Tennessee limited liability company

By: _____
William E. Faeth, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William E. Faeth, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of G&C Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 6 day of July 2009.

_____
Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $497,500.00

_____
Affiant

Subscribed and sworn to before me this
6 day of July 2009.

_____
Notary Public
My commission expires _____

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 6, 2011

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the 6th Civil District of Davidson County, Tennessee, being Lot 14 on the Resubdivision of Reserved Parcel "D" on the Recording of Interstate Park South, as of record in Book 4460, Page 106, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Turner Engineering Company, September 1, 1972, as follows:

Beginning at an iron pin the northerly right-of-way of Hill Avenue, said pin being the southwest corner of the herein described tract and being the southeast corner of Lot 15, Interstate Park South; said pin being in the southeasterly direction along the northerly right-of-way of Hill Avenue a distance of 95 feet from a concrete monument in the southeast corner of Lot 16, Interstate Park South as recorded in Book 4460, Page 101, said Register's Office, and proceeding as follows: North 43 degrees 19 minutes East a distance of 190.27 feet to an iron pin; thence South 40 degrees 12 minutes East a distance of 18.66 feet to a concrete monument; thence South 38 degrees 52 minutes East a distance of 43.25 feet to a concrete monument; thence South 24 degrees 39 minutes East a distance of 95.41 feet to a concrete monument; said monument being in the northwest corner of Lot 13, Interstate Park South as recorded in Book 4460, Page 69; thence along the westerly lines of Lot 13 and the easterly lines of the herein described tract; South 65 degrees 21 minutes West a distance of 93.9 feet to a concrete monument; thence South 43 degrees 19 minutes West a distance of 68.82 feet to a concrete monument in the northerly right-of-way of Hill Avenue; thence with a curve to the right having a radius of 120 feet a distance of 12.18 feet to a concrete monument; thence with a curve to the left having a radius of 1080.07 feet, a distance of 102.81 feet to the point of beginning, containing 0.524 of an acre, more or less.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the plan of record in Book 4460, Page 106, Register's Office for Davidson County, Tennessee.

(c) Lack of direct access to I-24, a controlled access highway from the premises in question, such right of access having been granted to the State of Tennessee, by deed recorded in Book 3072, Page 511, said Register's Office and so conveyed in Book 3435, Page 143, said Register's Office.

(d) Matters shown on the ALTA/SCSM Land Title Survey of 330 Hill Avenue, Lot 14, Interstate Park South, by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. #1512, dated June 19, 2009, as Job No. 09072MHC.