WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/09 14:13 2 pgs
Fees:13.00 Taxes:4625.00
20090827-0080750

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

09-06-009-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of August, 2009

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOHN A. GUPTON COLLEGE	" NEW OWNER "	092-12-0
(NAME) 1616 Church Street	(NAME)	227.00 & 311.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE 4-J L.P., A TENNESSEE LIMITED PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN A. GUPTON COLLEGE, A TENNESSEE NON-PROFIT CORPORATION**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Being a tract or parcel of land located in the 19th Councilmanic District of Nashville, Davidson County Tennessee, being part of Lot No. 330 and Lot No. 331 on the Plan of John Boyd Home Tract of record in Book 21,Page 39, Register's Office for Davidson County, Tennessee (R.O.D.C.), and bounded on the north by State Street, east by John A. Gupton College, south by Church Street Alley and the west by 4-J, L.P. and Sandra A. Joyner and being more particularly described according to a ALTA/ACSM Land Title Survey by J. Alan Cummings, Tennessee Registered Land Surveyor No.2351, dated August 17, 2009 and revised on August 21, 2009, as follows:

Beginning at an existing iron pin in the southerly margin of State Street (50'R.O.W.), at the northwest corner of the herein described tract, said pin being N59°15'10"E 284.46 feet from the easterly margin of 17th Avenue and the southerly margin of State Street;

Thence, with the southerly margin of State Street (50' R.O.W.), North 59°23'38" East, a distance of 66.02 feet to an iron pin (set);

Thence, with the westerly line of John A. Gupton College, of record in Deed Book 8508, Page 99, R.O.D.C., South 30°43'00" East, a distance of 169.00 feet to a PK nail (set) in the northerly margin of Church Street Alley (#378);

Thence, with the northerly margin of alley no. 378, South 58°49'13" West, a distance of 100.00 feet to a PK nail (set);

Thence, with the easterly line of 4-J,L.P., of record in Book 9359, Page 357, R.O.D.C., North 30°30'08" West, a distance of 73.00 feet to a PK nail (set);

Thence, North 57°38'54" East, a distance of 32.89 feet to a PK nail (set) on top of curb;

Thence, along or near the easterly line of Joyner, North 30°13'43" West, a distance of 96.00 feet to the Point of Beginning.

Being the same property conveyed to The 4-J L.P., a Tennessee Limited Partnership, by Warranty Deed from The Russell A. Stansell Family Limited Partnership, a Tennessee Limited Partnership, of record in Book 9857, Page 392, Register's Office for Davidson County, Tennessee.

Tract 2:
A tract or parcel of land located situated in the 19th Councilmanic District of Nashville, Davidson County Tennessee and being Lot 343 on the Plan of John Boyd Home Tract of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee (R.O.D.C.), and being more particularly described according to an ALTA/ACSM Land Title Survey by J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351, dated August 17, 2009 and revised on August 21, 2009, as follows;

Beginning at a PK nail (set) in the northerly margin of Church Street (65' R.O.W.) and the southeasterly corner of 4-J, L.P., of record in Instrument No. 200609200116529, R.O.D.C, said pin being N59°20'47"E 300.00 feet from the easterly margin of 17th Avenue and the northerly margin of Church Street and also being the southwesterly corner of the herein described tract;

Thence, with the easterly line of 4-J,L.P. of record in Instrument No. 200609200116529, R.O.D.C., North 30°33'46" West, a distance of 164.50 feet to an existing iron pin in the southerly margin of Church Street Alley (Alley #378);

Thence, with the southerly margin of said alley, North 59°07'03" East, a distance of 50.00 feet to an existing iron pin;

Thence, with the westerly line of John A. Gupton College, of record in Deed Book 8508, Page 99, R.O.D.C., South 30°33'46" East, a distance of 164.50 feet to a PK nail (set) in the northerly margin of Church Street (65' R.O.W.);

Thence, with the northerly margin of Church Street, South 59°07'03" West, a distance of 50.00 feet to the Point of Beginning.

Being the same property conveyed to The 4-J L.P., a Tennessee Limited Partnership, by Warranty Deed from The Bank of Nashville, a Tennessee corporation, of record in Book 9840, Page 364, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1620 Church Street & 1621 State Street, Nashville, TN, 37203.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 27th day of August, 2009

THE 4-J L.P.,
A TENNESSEE LIMITED PARTNERSHIP

By: State Street Corporation,
a Tennessee Corporation, its General Partner

By: _____
James T. Stansell, Secretary

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JAMES T. STANSELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the SECRETARY of **THE 4-J L.P., A TENNESSEE LIMITED PARTNERSHIP By: State Street Corporation, a Tennessee Corporation, its General Partner,** the within named bargainor(s), and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August, 2009.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, 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 according to law.

_____
Dee Files Kennedy

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Files Kennedy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON