BILL GARRETT, Davidson County
Trans:T20100044365 DEEDWARR
Recvd: 07/20/10 12:46 2 pgs
Fees:13.00 Taxes:1369.00
20100720-0056721

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $370,000.00

Subscribed and sworn before me this the 15TH day of July, 2010.

(Affix Seal)

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Affiant

Notary Public

WARRANTY DEED

2010251

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Schuett Family Limited Partnership
2836 Logan Street
Nashville, TN 37211

Send tax bills to:
New Owner

Map 119-10, Parcel 35

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Steven A. Gibson and wife, Sherrie D. Gibson

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Schuett Family Limited Partnership

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a tract of land lying in Nashville, Davidson County, Tennessee. also being part of Lot No. 3, on the plan of the Subdivision of the Patterson Flat Rock Tract, as of record in Book 161, page 85, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Logan Street, at a corner common with property of Hamid Toologalzari, Ali Shahosseini et al, of record in Instrument No. 20060925-0118665, at said Register's Office;

Thence with the easterly right-of-way of Logan Street, North 07 deg 42 min 17 sec East, 110.00 feet to an iron rod set at a corner common with the property of Stephen H. & Fred T. Horrel, of record in Instrument No. 20060405-0039244, at said Register's Office;

Thence leaving the easterly right-of-way line of Logan Street, with the southerly property line of Stephen H. & Fred T. Horrel, South 85 deg 00 min 01 sec East, 160.75 feet to an existing pk nail;

Thence with the westerly property line of Stephen H. & Fred T. Horrel, South 06 deg 17 min 17 sec West, 110 feet to an iron rod set at a corner common with said Hamid Toologalzari, Ali Shahosseini, et al;

Thence with the northerly property line of Hamid Toologalzari, Ali Shahosseini, et al, North 84 deg 58 min 02 sec West, 163.47 feet to the POINT OF BEGINNING. Containing 17,820 square feet (0.41 acres more or less).

Being all of the same property conveyed to Steven A. Gibson and wife, Sherrie D. Gibson, by deed from DYAD Partners, a Tennessee general partnership, of record in Instrument No. 20070716-0084054, dated 07/13/2007, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 2836 Logan Street, Nashville, TN, 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 15th day of July, 2010.

Steven A. Gibson

Sherrie D. Gibson
By: Steven A. Gibson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Steven A. Gibson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2010.

My commission expires: 5/23/11

DOLORES E. MCBROOM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05/23/2011

Notary Public

STATE OF TENNESSEE,
COUNTY: WILLIAMSON

On this 15th day of July, 2010, before me personally appeared Steven A. Gibson to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Sherrie D. Gibson and acknowledged that he executed the same as the free act and deed of said Sherrie D. Gibson. *

Witness my hand and official seal.

My Commission Expires: 5/23/11

DOLORES E. MCBROOM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05/23/2011

Notary Public

* See POA of record in Instrument # 20100720-0056720 Register's office for Davidson Co., Tennessee.