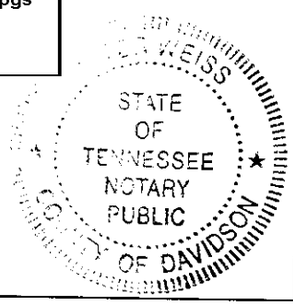
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/10 08:07 2 pgs
Fees:13.00 Taxes:3700.00
20100728-0058982



State of Tennessee)
County of Davidson) 10-06-002-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of July, 2010

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY:
Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOHN A. GUPTON COLLEGE	" NEW OWNER "	92-2
(NAME) 1616 Church Street	(NAME)	310.00 & 309.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	

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 I (1622 CHURCH STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSSEE 37203):
BEING a tract or parcel of land situated in the 19th Councilmanic District of Nashville, Davidson County Tennessee and bounded on the North by Church Street Alley # 378, East by John A. Gupton College, South by Church Street and the West by The 4-J L.P., a Tennessee Limited Partnership and being more particularly described according to a ALTA/ACSM Land Title Survey, by J. Alan Cummings, Tennessee Registered Land Surveyor No.2351, dated June 14, 2010 and revised June 29, 2010, as follows;

BEGINNING in the northerly margin of Church Street at a point located N59°19"52"E 250.1' from the intersection of 17th Avenue and Church Street said point being the southwesterly corner of the herein described tract;

THENCE, with the easterly line of The 4-J L.P. of record in Instrument Number 200609200116529, R.O.D.C. North 30°40'30" West, a distance of 163.96 feet to an iron pin in the southerly margin of Church Street Alley # 378;

THENCE, with said Alley North 58°39'59" East, a distance of 50.29 feet to an iron pin;

THENCE, leaving said Alley and with the westerly line of John A. Gupton of record in Instrument Number 200908270080750, R.O.D.C. South 30°33'46" East, a distance of 164.50 feet to the northerly margin of Church Street (65' R.O.W.);

THENCE, with the northerly margin of said Street South 59°17'05" West, a distance of 50.00 feet to the Point of BEGINNING.

Tract II (1624 CHURCH STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSSEE 37203):
BEING a tract or parcel of land situated in the 19th Councilmanic District of Nashville, Davidson County, Tennessee and bounded on the North by Church Street Alley #378, East by 4-J L.P., a Tennessee Limited Partnership, South by Church Street and the West by M.W. Stansell Family LTD Partnership and being more particularly described according to a ALTA/ACSM Land Title Survey, by J. Alan Cummings, Tennessee Registered Land Surveyor No.2351, dated June 14, 2010 and revised June 29, 2010, as follows;

BEGINNING in the northerly margin of Church Street at a point located N59°19"52"E 195.1' from the intersection of 17th Avenue and Church Street said point being the southwesterly corner of the herein described tract;

THENCE, leaving Church Street and along or near the easterly lines of M.W. Stansell Family LTD Partnership of record in Book 9535, Page 751, R.O.D.C. North 30°34'33" West, a distance of 162.21 feet to an existing iron pin in the southerly margin of Church Street Alley #378;

THENCE, with the southerly margin of Alley North 57°37'39" East, a distance of 54.75 feet to an existing iron pin;

THENCE, with the westerly line of The 4-J L.P., a Tennessee Limited Partnership of record in Instrument Number 20060920-0116529, R.O.D.C. South 30°40'30" East, a distance of 163.96 feet to the northerly margin of Church Street;

THENCE, with said margin South 59°27'25" West, a distance of 55.00 feet to the Point of Beginning.

BEING the same property conveyed to THE 4-J L.P., A TENNESSEE LIMITED PARTNERSHIP by Special Warranty Deed from MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, dated April 24, 2006, of record as Instrument No. 20060428-0049119, and re-recorded in Instrument No. 20060920-0116529, 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: **1622 & 1624 Church 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 July, 2010

THE 4J 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 corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2010.

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