WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,800.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

L-GM-10-410

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G & M Properties, LLC	G & M Properties, LLC	
2012 21st Ave. South	(NAME) 2012 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	82-8-170.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we THE 410 MYRTLE STREET TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto G & M PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 178, BLOCK 1, MAP OF BLOCKS 1 AND 2 OF F.O. BEAZLEY'S MCFERRIN ADDITION TO EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THE 410 MYRTLE STREET TRUST, FIRST JORDAN, LLC, AS TRUSTEE BY WARRANTY DEED FROM RILEY E. BROWN, UNMARRIED, RECORDED ON THE 15TH DAY OF NOVEMBER, 2010 IN INSTRUMENT NO. 20101115-0091430, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 410 Myrtle Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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.

BILL GARRETT, Davidson County
Trans:T20100075441 DEEDWARR
Recvd: 12/01/10 08:13 2 pgs
Fees:13.00 Taxes:142.45
20101201-0095240

Witness my/our hand(s) this 22nd day of November, 2010.

The 410 Myrtle Street Trust

BY: First Jordan, LLC, a Tennessee limited liability company
Its: ~~Trustee~~

By: _____
Dan Lain, Chief Manager

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Robertson

On this the 22nd day of November, 2010, before me personally appeared Dan Lain, Chief Manager of First Jordan, LLC, Trustee of The 410 Myrtle Street Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 22nd day of November, 2010.

_____
Notary Public

My Commission Expires: 10/22/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903