WARRANTY DEED

R-LM-11-2007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA E. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
GMS 2010 Properties, LLC	GMS 2010 Properties, LLC	
1356 Holly Tree Gap	(NAME) 1356 Holly Tree Gap	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	104-15-436.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we ERIC B. SCOWDEN, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GMS 2010 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 NO. 13 ON THE MAP OF THE SUBDIVISION OF THE ESTATE OF DANIEL MCINTYRE, DECEASED, OF RECORD AS IN BOOK 3, PAGE 30 OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE. SAID LOT NO. 13 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF BEECHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ES DESIGN, LLC TO ERIC B. SCOWDEN, JR. AS RECORDED ON THE 24TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090324-0026600 AND WARRANTY DEED FROM JEFFREY C. RENCHER AND WIFE, MICHELLE RENCHER TO E S DESIGN, LLC AS RECORDED ON THE 2ND DAY OF JULY, 2007 IN INSTRUMENT NO. 20070702-0079074, 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 THE PLAT MAP RECORDED IN BOOK 3, PAGE 30, CHANCERY COURT AT NASHVILLE, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2007 Beechwood Avenue, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 28th day of February, 2011.

Eric B. Scowden, Jr.

BILL GARRETT, Davidson County
Trans:T20110013308 DEEDWARR
Recvd: 03/04/11 15:50 2 pgs
Fees:13.00 Taxes:1156.25
20110304-0017647

STATE OF Tennessee
COUNTY OF Davidson

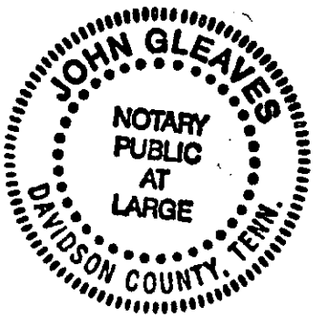
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric B. Scowden, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 28th day of February, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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