(7)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $236,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20110063223 DEEDWARR
Recvd: 10/11/11 08:49 2 pgs
Fees:13.00 Taxes:873.20
20111011-0078757

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04161 GMS CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
GMS 2010 Properties	GMS 2010 Properties	10416002500
2114 19th Avenue South	1356 Holly Tree Gap	
Nashville, TN 37212	Brentwood, TN 37027	

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

WALTER RAYMOND DOWLEN AND JAMES IRWIN DOWLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GMS 2010 PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2114 19th Avenue South, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 our hand on the 30th day of September, 2011.

Walter Raymond Dowlen by James Irwin Dowlen attorney in fact.

Walter Raymond Dowlen by James Irwin Dowlen, attorney in fact

James Irwin Dowlen

James Irwin Dowlen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of September, 2011, before me personally appeared James Irwin Dowlen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Walter Raymond Dowlen and acknowledged that executed the same as the free act and deed of said Walter Raymond Dowlen.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

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, James Irwin Dowlen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of September, 2011.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Southerly 48 feet of Lot No. 40 and the Northerly 2 feet of Lot No. 41, on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Pages 56 and 117, Register's Office for said County.

Said parts of Lots Nos. 40 and 41 front together 50 feet on the Easterly side of 19th Avenue South and run back 162.7 feet, more or less, on the Northerly line and 163.2 feet, more or less, on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed by Installment Deed from Louise I. Birket and Dorothy B. Bennett to W. B. Dowlen and wife, Juanita Dowlen as recorded on the 23rd day of April, 1969 in Deed Book 4328, Page 69; Quitclaim Deed from Walter Buford Dowlen and wife, Juanita Frances Dowlen to Walter Buford Dowlen and Juanita Frances Dowlen, Trustees for the Dowlen Family Revocable Living Trust Agreement dated 20 July, 1995 as recorded on the 25th day of July, 1995 in Deed Book 9739, Page 177; Quitclaim Deed from Walter Raymond Dowlen and James Irwin Dowlen, Successor Trustees under the Dowlen Family Revocable Living Trust Agreement dated July 20, 1995 to Walter Raymond Dowlen and James Irwin Dowlen, individually as recorded on the 9th day of October, 1998 in Deed Book 11150, Page 490 and see also Memorandum of Trust as recorded on the 29th day of March, 1999 in Deed Book 11404, Page 522, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Walter Raymond Dowlen and James Irwin Dowlen pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20111011 0078756 , Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 56 and Plat Book 332, Page 117, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).