BILL GARRETT, Davidson County
Trans:T20110064154 DEEDWARR
Recvd: 10/13/11 15:31 3 pgs
Fees:18.00 Taxes:2719.50
20111013-0079882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2011.

NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
GT3 Properties 6123 Montcrest Drive Nashville, TN 37215	GT3 Properties 6123 Montcrest Drive Nashville, TN 37215	118-08-0-145.00 119-05-0-418.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CARL A. GARDNER, TRUSTEE OF THE CARL A. GARDNER GST-EXEMPT POWER OF APPOINTMENT TRUST AND JAMES T. REDD

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land lying in Councilmanic District 17 of Nashville, Davidson County, Tennessee, also being a portion of Alley Number 1840, 15 feet in width, as closed by Ordinance Bill No. 087-84, a portion of Lot 360, all of lots 361, 362, 363, 364, 365, 422 and a portion of Lot 423 on the Plan of Granview Heights, as of record in Book 161, pages 14 and 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the easterly right-of-way line of Kline Avenue, 50 feet in width, and the southerly right-of-way line of Melrose Avenue, width varies;

Thence leaving the easterly right-of-way line of Kline Avenue with the southerly right-of-way line of Melrose Avenue, North 32 deg. 25 min. 56 sec. East, 11.55 feet to an iron rod set;

Thence North 64 deg. 16 min. 06 sec. East, 37.54 feet to an iron rod set;

Thence along a curve to the right, with an arc length of 113.48 feet, the radius of which is 821.29 feet, the central angle of which is 07 deg. 55 min. 00 sec. the chord of which is North 67 deg. 45 min. 23 sec. East, 113.39 feet to an existing iron rod;

Thence North 71 deg. 42 min. 53 sec. East, 158.62 feet to an existing iron rod in the westerly right-of-way line of CSX Transportation Railroad, width varies;

Thence leaving the southerly right-of-way line of Melrose Avenue with the westerly right-of-way line of CSX Transportation Railroad, South 25 deg. 33 min. 32 sec. East, 69.42 feet to an existing iron rod at a corner common with the property of CSX Transportation, Inc., as of record in Deed Book 10768, page 256, at the Register's Office for Davidson County, Tennessee.

Thence leaving the westerly right-of-way line of CSX Transportation Railroad with the northerly property line of CSX Transportation, Inc., South 64 deg. 18 min. 18 sec. West, passing an existing iron rod at 150.41 feet, and continuing for a total of 157.35 feet to an iron rod set;

Thence with the westerly property line of CSX Transportation, Inc., South 25 deg. 33 min. 32 sec. East, 200.29 feet to an iron rod set at a corner common with the property of L & N Investment Corporation, as of record in Deed Book 8536, page 859, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of L & N Investment Corporation, South 64 deg. 18 min. 18 sec. West, passing an existing iron rod at 8.57 feet, and continuing for a total of 159.00 feet to an iron rod set in the easterly right-of-way line of said Kline Avenue.

Thence with the easterly right-of-way line of Kline Avenue, North 25 deg. 51 in. 41 sec. West, 290.87 feet to the POINT OF BEGINNING according to a survey by L. Kevin Morehead, RLS No. 2315 with Initial Point Land Surveying, Inc., dated June 22, 2011

Containing 59,718 Square Feet (1.371 Acres more or less).

Being the same property conveyed to James T. Redd, a one half undivided interest by deed of record as Instrument No. 20040819-0100292 Register's Office for Davidson County, Tennessee, and Carl A. Gardner, as Trustee of the Carl A. Gardner GST-Exempt Power of Appointment Trust, a one-divided interest by deed of record as Instrument No. 20100412-0027662, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 13 day of October, 2011.

Carl A. Gardner, Trustee of the Carl A. Gardner GST-Exempt Power of Appointment Trust, by William K. Lane, III, his Attorney-In-Fact

James T. Redd By William K. Lane, III, his Attorney-In-Fact

State of Tennessee)
County of Davidson)

On this 13th day of October, 2011, before me personally appeared William K. Lane, III, 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 Carl A. Gardner, Trustee of the Carl A. Gardner GST-Exempt Power of Appointment Trust, and who acknowledged that she executed the same as the free act and deed of Carl A. Gardner, Trustee of the Carl A. Gardner GST-Exempt Power of Appointment Trust.

NOTARY PUBLIC

My Commission Expires: _____

BRANDY K. GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

On this 13th day of October, 2011, before me personally appeared William K. Lane, III, 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 James T. Redd, and who acknowledged that she executed the same as the free act and deed of James T. Redd.

NOTARY PUBLIC

My Commission Expires: _____

BRANDY K. GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013