| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Graymar Investors Partnership**<br>**407 Great Circle Road**<br>**Nashville, TN 37228**<br>**Attn: Robert S. Lipman** | **Map: 104-5**<br>**Parcel: 323** | **Same** |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (JRH)<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DIANE LIPMAN (FORMERLY KNOWN AS DIANE LIPMAN KUHN)**, an unmarried person (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **GRAYMAR INVESTORS PARTNERSHIP,** a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land located in Davidson County, Tennessee and being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference, together with all improvements located thereon (the Property).

This is improved property known as **3534 Central Avenue, Nashville, Davidson County, Tennessee 37205.**

BILL GARRETT, Davidson County
Trans:T20110082470 DEEDWARR
Recvd: 12/29/11 12:11 3 pgs
Fees:18.00 Taxes:2960.00
20111229-0101811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2011.

Notary Public

My Commission Expires: 5/6/2012

BRANDY N. TRANSOU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 6, 2012

The Property being conveyed is subject to:

1. Real property taxes for the current year which have been prorated at closing and assumed by Grantee.

2. All matters on the plat of record in Book 332, page 174, said Register's Office.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and bind herself, her heirs, successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 21st day of December, 2011.

Diane Lipman Kuhn

**Diane Lipman**
**F/K/A Diane Lipman Kuhn** Diane Lipman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 21st day of December, 2011.

Brandy N. Transou
NOTARY PUBLIC

BRANDY N. TRANSOU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5/8/2012

7/2717369.1
100843-001

My Commission Expires May 8, 2012

## EXHIBIT A

**(Legal Description)**

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Book 332, page 174, Register's Office for said County.

Said Lot No. 260 fronts 50 feet on the northerly side of Central Avenue and extends back between parallel lines 200 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Diane Lipman Kuhn by deed from Barrett B. Sutton, Jr. and wife, Amy S. Sutton of record in Book 7642, page 472, Register's Office for Davidson County, Tennessee.

**NOTE:** **Diane Lipman Kuhn and Diane Lipman as noted in this instrument are one and the same person.**