Box 56

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

BOOK 11050 PAGE 232

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I, E. R. BUCHI, JR., unmarried, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto ST. MARTIN PROPERTIES, ONE, LLC, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO DEED DESCRIPTION, WITH DISTANCES AND ACREAGES SUBTRACTED ACCORDING, AS FOLLOWS: BEING LOT NO. 6D AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, OF RECORD IN BOOK 4460, PAGE 186, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO E. R. BUCHI, JR., BY INSTALLMENT DEED OF SUSAN R. SEAGER, DATED SEPTEMBER 25, 1984, AND OF RECORD IN BOOK 6389, PAGE 25, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This property is known as 111 St. Martin Square, Nashville, TN 37204

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 30 day of July, 1998.

E. R. BUCHI, JR.

04 70529
IDENTIF. & REFERENCE

98 AUG -4 PM 1:02
REGISTER
DAVIDSON COUNTY, TN.

2178 08/04 0101 03CHECK 137.10

k:\atty4\capital wise warranty deed

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that E. R. BUCHI, JR., personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be his free and voluntary act and deed and that he/she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 30 day of July, 1998.

Martha Ann Beasley
Notary Public

My Commission Expires:_____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

k:\atty\4\capital\wise warranty.deed

BOOK 11050 PAGE 234

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $33,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of July, 1998.

Notary Public

Commission Expiration:

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
W. William Davis Davis & Jordan, PC 5210 Maryland Way, Suite 202 Brentwood, TN 37027	St. Martin Properties, One, LLC 910 8th Avenue, South Nashville, TN 37203	111 St. Martin Square Nashville, TN 37204

MAP PARCEL NUMBER
118-5-A-21CO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11050 PAGE 235

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 137.10
CHECK 137.10

08/04/98 01 13:03 0001 2178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG -4 PM 1:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

04 70529
IDENTIF. REFERENCE

No.1327775