99-4-32-Q

File Box 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
INDIGO PROPERTIES, L.P.	"New Owner"	MAP 116-07
(NAME)	(NAME)	
302 LYNNWOOD BLVD.		PARCEL 068
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		F.B.#: BM-01035
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES THOMAS MARTIN AND MARY GLENN MARTIN AS DEVISEES UNDER THE WILL OF MARY K. MARTIN, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO INDIGO PROPERTIES, L.P., A GEORGIA LIMITED PARTNERSHIP

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

LAND in the Seventh Civil District of Davidson County, Tennessee, as follows:

LOT Nos. 29 and 30 and the northerly 100 feet of Lot Nos. 27 and 28 on the map of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book No. 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

SAID Lot Nos. 29 and 30 and the northerly 100 feet of Lot Nos. 27 and 28 front together 250 feet on the easterly side of Lynnwood Boulevard, and runs back between parallel lines with the southerly margin of second street, 400 feet to the rear line of said property.

BEING the same property conveyed to Mary Katherine Martin, by Deed from Minnie E. Briley, a widow, of record in Book 4114, Page 169, Register's Office for Davidson County, Tennessee. The said Mary Katherine Martin having since died. The said property was devised to Mary Glenn Gilvin and James Thomas Martin by the Last Will and Testament of Mary K. Martin of record in Will Book 217, Page 54 and File No. 97P-1826, in the Probate Court Clerk's Office for said County.

Mary Glenn Gilvin has since divorced and is now known as Mary Glenn Martin.

CONTINUED

unimproved ( )
This is improved (X) property, known as 302 Lynnwood Boulevard, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 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 hand s this 28th day of April 1999

JAMES THOMAS MARTIN
MARY GLENN MARTIN
By:
J. THOMAS MARTIN, ATTORNEY-IN-FACT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

DCTN01WC

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 JAMES THOMAS MARTIN AS DEVISEE UNDER THE WILL OF MARY K. MARTIN, DECEASED

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 Brentwood, Tennessee, this 28th day of April, 1999.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of April, 1999, before me personally appeared J. THOMAS MARTIN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MARY GLENN MARTIN AS DEVISEE UNDER THE WILL OF MARY K. MARTIN, DECEASED, and acknowledged that he executed the same as the free act and deed of the said MARY GLENN MARTIN AS DEVISEE UNDER THE WILL OF MARY K. MARTIN, DECEASED.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

TAX: 0.00 CLERK: 3711.00

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of MARY GLENN MARTIN pursuant to a Power of Attorney executed by same on the 12th day of November, 1998, and of record in Book 11208, Page 795, said Register's Office.

99 APR 29 PM 3:05
0580324
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
RECEIVED FOR RECORD AND

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11453 PG. 766

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05808324

99 APR 29 PM 3:05

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

CAMT
1000000.00
CON TX 3700.00
PRFEE 1.00
VRFEE 8.00
CFEE 2.00
TOTAL 3711.00
CHECK 3711.00
04/29/99 01 15:07 0001 9021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453734