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

BOOK 11585 PG. 439

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, GRACE PERRY-GAITER, unmarried, ("Grantor") have bargained and sold, and do 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, BEING A CERTAIN BUILDING SITE OR LOT, DESIGNATED AS NO. 4-A, AND FURTHER IDENTIFIED AS PARCEL NO. 16, ON PROPERTY MAP NO. 118-5-A, AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, AS OF RECORD IN BOK 4460, PAGE 186, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO THOMAS E. GAITER AND WIFE, GRACE P. GAITER BY WARRANTY DEED OF ST. MARTIN, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 4718, PAGE 590, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED OF RECORD IN BOOK 6876, PAGE 210, SAID REGISTER'S OFFICE, THOMAS E. GAITER SR., CONVEYED ALL OF HIS RIGHT, TITLE, AND INTEREST IN AND TO THE HEREIN DESCRIBED PROPERY TO GRACE PERRY-GAITER

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

This property is known as 128 St. Martin Square, Nashville, TN 37204

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 15th day of June, 1999.

Grace Perry-Gaiter
GRACE PERRY-GAITER

k:\atty4\1stStar\stmartin unit 128 deed

DISTRICT OF COLUMBIA

COUNTY OF Washington

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I, Notary Public in and for said county and state, do hereby certify that GRACE PERRY-GAITER , 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 her free and voluntary act and deed and that she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 15th day of June, 1999.

Notary Public

My Commission Expires: 11/14/99

k:\atty\4-1st\Star st\martin unit 128 deed

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

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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 $25,000.00, 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 _____ day Of June, 1999.

Notary Public

Commission Expiration:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

RETURN TO:
W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner
910 8th Avenue, South
Nashville, TN 37203

PROPERTY ADDRESS:
128 St. Martin Square
Nashville, TN 37204

MAP PARCEL NUMBER
118-5-A-16.CO

k:\attv\4-1stStar.stmartin\unit 128.deed

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06151561

RECORDING FEE

23 JUL 23 AM 11:52

[illegible]

[illegible] 22000.00
[illegible] TX 92.50
PRFEE 1.00
RECFEE 12.00
CFEE 2.00
TOTAL 107.50
CHECK 107.50
[illegible] 11:55 0001 6210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494501