Davidson County DEEDWARR
Recvd: 05/19/03 14:52 2pgs
Fees:13.00 Taxes:120.25

20030519-0068100

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th day of May, 2003

Notary Public

MY COMMISSION EXPIRES: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
St. Martin Properties One, LLC	S A M E	118-5-A-39
910 8th Avenue, South		
Nashville, TN, 37204		

FOR AND IN 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, I/WE,

Mary Elizabeth Brown Fortune, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

St. Martin Properties One, LLC

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:

Being a certain building site or lot, designated as No. 12-C, and further identified as Parcel No. 39, on the Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square as of record in Book 4460, page 186, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a complete description of said lot.

Being the same property conveyed to Mary Elizabeth Brown Fortune by deed from St. Martin, Inc., a Tennessee Corporation, of record in Book 4758, page 486, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 940 Gale Lane, #117, Nashville, TN 37204

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 my/our hand(s) this 16th day of May, 2003

Mary E. Brown Fortune
Mary Elizabeth Brown Fortune

STATE OF PENNSYLVANIA)
COUNTY OF Chester)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Mary Elizabeth Brown Fortune, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at First Union, Pennsylvania, this 16th day of May, 2003

Deborah Cox
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah E. Cox, Notary Public
City Of Coatesville, Chester County
My Commission Expires Apr. 23, 2007
Member, Pennsylvania Association Of Notaries



My Commission Expires: 4-23-07