PLEASE RETURN TO: CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 12/31/03 14:06 2pgs
Fees:13.00 Taxes:376.61
20031231-0184956

47

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42611

WARRANTY DEED

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,787.00.

Laconya L Val
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF DECEMBER, 2003.

Bertie J Whitaker
Notary Public

MY COMMISSION EXPIRES: 09-22-07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CHERYL A. PENNINGTON **940 Gale Lane, #153** **Nashville, TN 37204**	**WELLS FARGO HOME MORTGAGE, INC.** **P.O. BOX 5137** **DES MOINES, IA 50306-5137**	**118-5-A-51**

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 WE, **940 PARTNERS, a Tennessee General Partnership, as Successor to St. Martin Properties One, LLC by Articles of Merger as Instrument Number 20031022-0156304,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHERYL A. PENNINGTON, A SINGLE WOMAN**

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 Davidson County, Tennessee, being a lot designated as Building 8, Unit D, and further identified as Parcel Number 51, on the Property Tax Number 118-5-A, as shown on the Revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development, of record in Plat Book 4460, page 186, Register's Office for Davidson County, Tennessee to which plan reference is made for a complete description and location of said lot.

BEING part of the property owned by 940 PARTNERS, a Tennessee General Partnership, Successor to St. Martin Properties One, LLC, by Articles of Merger as Instrument Number 20031022-0156304, and by deed from M. K. C. Enterprises, a Partnership of record in Book 11197, page 96, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **940 Gale Lane, #153, Nashville, Tennessee 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 ITS HAND this 15th day of December, 2003.

940 PARTNERS

By: _____
CHAN McCULLOUGH, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the state and County aforesaid, personally appeared CHAN McCULLOUGH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of 940 PARTNERS, a Tennessee General Partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06