Address New Owners:
Nancy Ryans
940 Gale Ln, Unit 140
Nashville, TN 37204

PICK-UP

Map Parcel No:
118-5-A-9-CO

Send Tax Bills to:
Same

Davidson County DEEDWARR
Recvd: 03/15/04 10:47 2pgs
Fees:13.00 Taxes:499.50
20040315-0029184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

940 Partners

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Nancy Ryans

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Described as Condominium Unit D in Building 3 on the Revised Plan of St Martin Square, now known as 12 South Towers, as shown in Book 4460, page 186 Register's Office Davidson County, Tennessee.

Being the same (or part of the) property conveyed to 940Partners, a Tennessee General Partnership, Successor to St Martin Properties One, LLC by Articles of Merger in Instrument No 20031022-0156304; and by deed from M.K.C. Enterprises of record in Book 11197, page 96, Register's Office for Davidson County., Tennessee.

This is improved property known as: **940 Gale Ln, Unit 140, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 hands this 15th day of March, 2004.

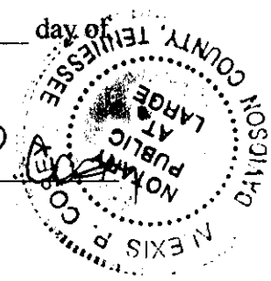
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 managing partner of 940Partners, the within named bargainor, a partnership, and that he as such managing partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by Chan McCullough as managing partner.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March 2004.

My Commission Expires 03/26/05

Commission expires _____ Notary Public _____



STATE OF TENNESSEE
DAVIDSON COUNTY

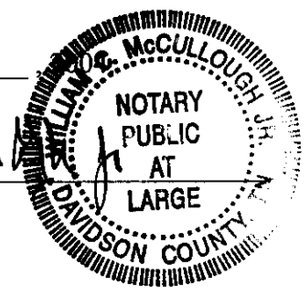
The actual consideration or value, whichever is greater, for this transfer is $135,000.

Nancy Ryans

AFFIANT

Subscribed and sworn to me this 15th day of March 2004.

Commission expires 1-29-05 Notary Public _____



This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204