FILE BOX "7"

Davidson County DEEDWARR
Recvd: 04/02/04 13:58 2pgs
Fees:13.00 Taxes:436.38
20040402-0037447

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42862

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,939.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

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
Brian P. Wallace	First Franklin Financial Corporation	118-5-A-11
940 Gale Lane #138	112 Town Park Drive, Suite G150	
Nashville, TN, 37204	Kennesaw, GA 30144	

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,

940 Partners, a Tennessee General Partnership

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

Brian P. Wallace, unmarried

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 3, Unit B, and further identified as Parcel Number 11, on the property Tax Map 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 the same 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 Quitclaim Deed from Howard L. Caughron and wife, Marguerite K. Caughron, to St. Martin Properties One, L.L.C., of record in Book 11197, Page 94, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 940 Gale Lane #138, 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 30th day of March, 2004

940 Partners

BY:_____
Chan McCullough, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chan McCullough, with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the General Partner of 940 Partners, the within named bargainor, and partnership, and that as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Chan McCullough as such General Partner.

Witness my hand and official seal at this office at Nashville, Tennessee on this the 30th day of March, 2004.

Notary Public

My Commission Expires: 7/29/2006

