Davidson County DEEDWARR
Recvd: 05/18/04 15:13 2pgs
Fees:13.00 Taxes:499.50

20040518-0058402

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43024**

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**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 |
|---|---|---|
| **STEPHEN JOHN PAUL LOURENCE ET UX** | **FIRST HORIZON HOME LOAN CORP.** | **118-5-A-2** |
| **940 Gale Lane, #147** | **5775-E Glenridge Drive, Suite** | **16DA 15304** |
| **Nashville, TN 37204** | **Atlanta, GA 3028** | |

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, Successor to St. Martin Properties One, LLC by Articles of Merger in Instrument Number 20031022-0156304,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN JOHN PAUL LOURENCE and wife, KATHLEEN A. LOURENCE**

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 1, Unit No. C and further identified as Parcel No. 2, on the Property Map No. 118-5-A, on the Revised Plan of St. Martin Square, of record in Plat Book 4460, page 186, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and to which reference is made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to 940 Partners, a Tennessee General Partnership, as Successor to St. Martin Properties One, LLC, by Articles of Merger in Instrument Number 20031022-0156304, and by Quitclaim Deed from Kenneth L. Dingler, of record as Instrument Number 20040511-0054258, Register's Office for Davidson County, Tennessee.**

This is improved property known as **940 Gale Lane, Unit No. 147, Nashville, Tennessee 37205**

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 hand this 14th day of May, 2004.**

**940 PARTNERS, A Tennessee General Partnership**

**By:** _____, general partner
**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 the 940 PARTNERS, A Tennessee General Partnership, and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as such General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

