Davidson County DEEDWARR
Recvd: 05/28/04 12:49 2pgs
Fees:13.00 Taxes:555.06
20040528-0063066

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$150,017.00.

Kaz E. Arbogast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 25th DAY OF MAY, 2004.

Brenda S. Lane
Notary Public

MY COMMISSION EXPIRES:

Brenda S. Lane NOTARY PUBLIC State of Tennessee

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
JONATHAN D. WATKINS and **GREGORY D. RICE** **7550 Jaimia Way** **Los Angeles, CA 90046**	**ABN AMRO Mortgage Group, Inc** ~~**2800 W. Big Beaver Road**~~ ~~**Troy, MI 48084**~~ PO Box 57068 Irvine, CA 92619	**118-5-A-13**

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 **940 PARTNERS, a Tennessee General Partnership, as Successor to St. Martin Properties One, LLC, by Articles of Merger in Instrument No.: 20031022-0156304,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN D. WATKINS, Unmarried, and GREGORY D. RICE, Unmarried, Joint Tenants with Rights of Survivorship**

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. 4-D, and further identified as Parcel No. 13, on Property Map No. 118-5-A on the Revised Plan of St. Martin Square, as of record in Plat Book 4460 at page 186, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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 No.: 20031022-0156304 and by deed from Nancy Ryans, Trustee to St. Martin's Properties One, LLC in Book 11438, page 836, Register's Office for Davidson County, Tennessee.

This is improved property known as **940 Gale Lane, Unit No. 127 , Nashville, Tennessee 372**

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 25th day of May, 2004.

940 PARTNERS, A Tennessee General Partnership

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 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 25th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

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