Davidson County DEEDWARR
Recvd: 06/09/04 14:15 2pgs
Fees:13.00 Taxes:514.30

20040609-0068428

WARRANTY DEED

G-CD-04-6400

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana Garrett	First Horizon Home Loan	
940 Gale Lane #129 (ADDRESS)	(NAME) 5775 Glenridge Drive, Bldg. E, Suite 100 (ADDRESS)	118-5-A-43 CO
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Atlanta, GA 30328 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we 940 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANA GARRETT, A SINGLE PERSON,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, TN, being designated and Building 11, Apt. C, as shown on the revised Plan of St Martin Square, now known as 12 South Towers, of record in Plat Book 4460, page 186, amended in Instrument # 20031107-0163683; Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to 940 Partners, a Tenneseee General Partnership, Successor to St Martin Properties One, LLC., by Articles of Merger as Instrument Number 20031022-0156304, and by Quitclaim Deed from M.K.C. Enterprises, a partnership composed of Howard L. Caughron and Marguerite K. Caughorn to St. Martin Properties One, LLC, of record in Book 11197, page 96, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 4460, page 186 and amended in Instrument No. 20031107-0163683; Instrument No. 20031107-0163683; Instrument No. 20031107-0163682; Book 4710, page 602; Book 4611, page 682; Book 4710, page 244; Instrument No. 20031107-0163683; Book 4611, page 692 and Instrument No. 19991230-0308948, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #129, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of May, 2004.

940 Partners

BY: _____
Chandler MacCallough

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Chandler McCullough, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Managing Partner of 940 Partners, the within named bargainor, a partnership, and that he as such Managing Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by him self as Managing Partner.

Witness my hand and official seal at Nashville TN on this 27th day of May, 2004.

NOTARY PUBLIC

LAURA SHAUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 5/30/04

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903