Davidson County DEEDWARR
Recvd: 06/09/04 15:04 2pgs
Fees:13.00 Taxes:499.50

20040609-0068455

WARRANTY DEED

G-CD04-0130

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Candace A. Keller
Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2004.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 3-29-2006

(AFFIX SEAL)

MARY FRANCES RUDY 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
Candace Ann Keller	Washington Mutual Bank, FA	
940 Gale Lane Unit 130 (ADDRESS)	(NAME) 2801 Gateway Drive #150 (ADDRESS)	118-5-A-44 CO
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Irving, TX 75063 (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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CANDACE ANN KELLER, UNMARRIED,, 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, Tennessee, being designated as Building II, Lot B, 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 Number 20031107-0163683, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the property owned by 940 Partners, a Tennessee General Partnership, Successor to St. Margin 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 Marguierite K. Caughron, to St. Martin Properties One, LLC, of record in Book 11197, Page 96, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Convenants of record in Deed Book 4611, page 682; Book 4710, page 244 and Instrument Number 20031107-0163683, By-Laws filed of record in Book 4611, page 692 and Instrument Number 19991230-0308948, all matters as set forth per Plat Book 4460, page 186 and amended in Instrument No. 20031107-0163683, Register's Office for Davidson, County, Tennessee.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane Unit 130, 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 20th day of May, 2004.

940 Partners

BY: _____
Chan McCullough, Managing Partner

C.K.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Cran McCullough, Managing Partner 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 940 Partners, the within named bargainor, a patnership, and that he as such Managing Partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by himself as Managing Partner

Witness my hand and official seal at Nashville, Tennessee on this 20th day of May, 2004.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 2-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903