Davidson County DEEDWARR
Recvd: 07/28/04 09:41 2pgs
Fees:13.00 Taxes:562.40

20040728-0090061

WARRANTY DEED

G-CD-04-128

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES 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
Erick D. Snyder	Amsouth Bank	
940 Gale Lane Unit 128	(NAME) 2050 Parkway Office Circle	118-05-A-16
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(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 ERICK D. SNYDER, AN UNMARRIED MAN,, 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 No 4-A 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 same property conveyed 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 Deed from M.K.C. Enterprises, of record in Book 11197, page 96, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4460, page 186 and ammended in Instrument Number 20031107-0163683; Instrument Number 20031107-0163682; Book 4710, page 602; Book 4611, page 682; Book 4710, page 244; Book 4611, page 692; Instrument Number 19991230-0308948, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane Unit 128, 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 9th day of July, 2004.

940 Partners

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Chris 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, Tennessee on this 9th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLE... NOTARY PUBLIC AT LARGE ... COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903