File 1 of 7

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43368

Davidson County DEEDWARR
Recvd: 10/04/04 08:33 7pgs
Fees:38.00 Taxes:2590.00
20041004-0118907

SPECIAL WARRANTY DEED

ALAN CATHEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIN CORNER, A Tennessee General Partnership	SAME	See page 2
129 South 11th Street		
Nashville, TN, 37206		

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, I/WE,

William L. Martin, Jr. and wife, Jean L. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARTIN CORNER, a Tennessee General Partnership composed of MARTIN CORNER, LLC and MCP VENTURES, LLC

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:
See Attached Legal Descriptions for derivation as to each of the 12 tracts.

The property conveyed herewith may not be used for the operation of a grocery or market at any time that Martin's Grocery at 1105 Fatherland Street is operating, including any subsequent owner of said market, and may be terminated by a document recorded in the Office of the Register of Deeds by the operator of such Martin's Grocery or upon the closing or ceasing to do business of said grocery at 1105 Fatherland Street and this covenant shall bind the Grantee, its heirs, successors and assigns.

William L. Martin, Jr., is one and the same person as William L. Martin and William Lee Martin, Jr., as shown in the derivations on Exhibit A.
Unimproved ( )
This is improved (X) property known as Russell and Fatherland Streets, Nashville, Tennessee 37206 – See Attached Exhibit A

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 claiming by, through or under the Grantors, but no further or otherwise. 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 1st day of October, 2004

William L. Martin, Jr.

Jean L. Martin

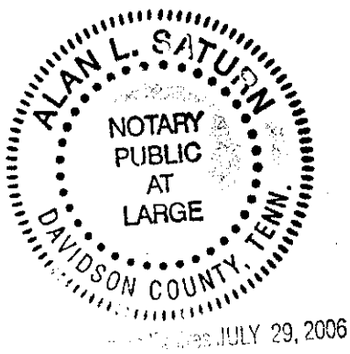
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named William L. Martin, Jr. and wife, Jean L. Martin, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 2004

Notary Public

My Commission Expires: 7/29/2006



MAP AND PARCEL NUMBERS:

MAP 83-13, Parcels 95, 93, 94, 97, 40, 41, 42, 43, 34, 32, 31, and 30

(83-13-95; 18W 4985) TRACT 1

Being the northerly part of lot No. 90 on the Map of East Edgefield, as of record in Book 21, page 147, Register's Office for said County, as follows:

Said part of Lot No. 90 fronts 50 feet on the southerly side of Fatherland Street and runs back between parallel lines 153 feet, more or less, to a dead line, the easterly line running back to the north end of a 10-foot private alley.

Being the same property conveyed to William L. Martin and wife, Jean L. Martin by deed from Jack M. Batson and wife, Janet E. Batson of record in Book 4105, page 44, Register's Office for Davidson County, Tennessee.

Being the northerly part of Lot No. 89 on the map of East Edgefield as of record in Book 21, page 147, Register's Office for said County.

Said part of Lot No. 89 fronts 50 feet on the southerly side of Fatherland Street and runs back between parallel lines, with the easterly margin of South 11th Street, 153 feet to a dead line.

Being the same property conveyed to William L. Martin and wife, Jean L. Martin by Installment Deed from Forrest May, of record in Book 4058, page 690, and re-recorded in Book 4064, page 462, Register's Office for Davidson County, Tennessee.

This is improved property known as 1100 Fatherland Street, Nashville, Tennessee 37206

(83-13-93; 18W 4965) TRACT 2

Land in Davidson County, Tennessee, being Lot No. Two in Hanners Subdivision a Plan of which is of record in Book 2, page 42, of the Chancery Court Plan Book of Davidson County, Tennessee.

Said Lot No. 2 fronts fifty (50) feet on the south side of Fatherland Street and runs back between parallel lines of 150 feet to an alley.

Being the same property conveyed to William L. Martin by deed from Estate of John R. Rider, deceased, by Richard L. Rider, Executor, of record in Book 10598, page 919, Register's Office for Davidson County, Tennessee.

This is improved property known as 1008 Fatherland Street, Nashville, Tennessee 37206

(83-13-94; 18W 4975) TRACT 3

Being Lots Nos. 3 and 4 on the Map of Hanner's Subdivision, as of record in Plan Book 2, page 43, of the Chancery Court at Nashville.

Said Lots Nos. 3 and 4 front together 100 feet on the southerly side of Fatherland Street and extend back between parallel lines with the westerly margin of South 11th Street, 150 feet to an alley, excepting therefrom such portion of premises as was taken by the City of Nashville to widen Fatherland Street.

Being the same property conveyed to William Lee Martin, Jr., by deed from Charles W. Carter and third National Bank in Nashville, Tennessee, Trustee, pursuant to the power And authority conferred under Will of Henry Carter, deceased, of record in Will Book 105, page 511, Probate Court for Davidson County, Tennessee, of record in Book 5257, page 803, Register's Office for Davidson County, Tennessee.

This is improved property known as 1012 Fatherland Street, Nashville, Tennessee 37206

(83-13-97; 18W 4995) TRACT 4

Land in Davidson County, Tennessee being Lot No. 91 on the plan of East Edgefield as of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 91 fronts 50 feet on the southerly side of Fatherland Street and runs back between parallel lines 213 feet on the southerly side of Fatherland Street and runs back between parallel lines 213 feet to the northerly margin of Lillian, formerly back Walnut or Hickory Street.

Being the same property conveyed to William L. Martin, Jr., by deed from Mary E. Fox and Thomas Howard Nokes, of record in Instrument Number 200002170015890, Register's Office for Davidson County, Tennessee.

This is improved property known as 1104 Fatherland Street, Nashville, Tennessee 37206

(83-13-40; 18W 4505) TRACT 5

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to William L. Martin and wife, Jean L. Martin by deed from Willie Sisco and wife, Mary Sisco, of record in Book 4019, page 715, Register's Office for Davidson County, Tennessee.

This is improved property known as 1111 Fatherland Street, Nashville, Tennessee 37206

(83-13-41; 18W 4510) TRACT 6

Being Lot No. 82 on the East Edgefield Plan of lots, of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 82 fronts 50 feet on the northerly side of Fatherland Street, formerly Hobson Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to William L. Martin and wife, Jean L. Martin by deed Willie Sisco and wife, Mary Sisco, of record in Book 4475, page 390, Register's Office for Davidson County, Tennessee.

This is improved property known as 1113 Fatherland Street, Nashville, Tennessee 37206

(83-13-42; 18W 4515) TRACT 7

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for said County.

SAID Lot No. 81 fronts 50 feet on the northerly side of Fatherland Street formerly Hobson Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William L. Martin, Jr., by deed from Jennie V. Binkley of record in Book 5049, page 726, Register's Office for Davidson County, Tennessee.

This is improved property known as 1115 Fatherland Street, Nashville, Tennessee 37206

(83-13-43; 18W 4520) TRACT 8

Land in Davidson County, Tennessee, being Lot No. 80 in the East Edgefield Addition to Nashville; as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William L. Martin, Jr., et ux Jean L. Martin, by deed from John B. Kernell, Jr., Executor under the Will of Elizabeth Luther, Deceased, of record in Book 4607, page 395, Register's Office for Davidson County, Tennessee.

This is improved property known as 1117 Fatherland Street, Nashville, Tennessee 37206

(83-13-34; 18W 4000) TRACT 9

Being Lot No. 53 in the East Edgefield Plan, as of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the southerly side of Russell Street, and runs back between parallel lines with the easterly margin of 11th Street 170 feet to an alley.

Being the same property conveyed to William L. Martin and wife, Jean L. Martin by deed from Maggie Esterlene Creswell and husband, Leslie Creswell, of record in Book 3372, page 207, Register's Office for Davidson County, Tennessee.

This is improved property known as 1100 Russell Street, Nashville, Tennessee 37206

(83-13-32; 18W 4015) TRACT 10

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the southerly side of Russell, formerly Linn, Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to William L. Martin, Jr., and wife, Jean L. Martin by deed from Cheek & Jones, Inc., of record in book 3954, page 904, Register's Office for Davidson County, Tennessee.

This is improved property known as 1104 Russell Street, Nashville, Tennessee 37206

(83-13-31; 18W 4020) TRACT 11

BEING Lot No. 56 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for said County.

SAID Lot No. 56 fronts 50 feet on the southerly side of Russell Street, formerly Linn Street, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to William L. Martin by deed from William E. Hoffman and wife, Mary Sue Hoffman, of record in Book 4483, page 678, Register's Office for Davidson County, Tennessee.

This is improved property known as 1106 Russell Street, Nashville, Tennessee 37206

(83-13-30; 18W 4025) TRACT 12

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of East Edgefield Plan of Lots, of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 57 fronts 50 feet on the south side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William L. Martin, Jr., by deed form Lovie Pearl Isbell Hale, of record in Book 4548, page 346, Register's Office for Davidson County, Tennessee.

This is improved property known as 1108 Russell Street, Nashville, Tennessee 37206