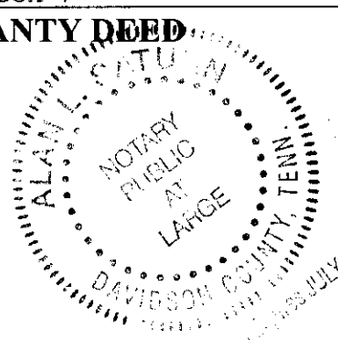
**RECORD AND RETURN TO;**
**SATURN & MAZER TITLE SERVICES, INC**
**212 THIRD AVE. NORTH**
**NASHVILLE, TN 37201**
**SP43433 FILE BOX "7"**

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/2007

**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 | S A M E | 83-13-72 |
| 129 South 11th Street | | 18W 12580 |
| 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,

**Charles P. King**

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:

**Land in Davidson County, Tennessee, being part of an unnumbered tract on the Plan of Hobson's Addition to Edgefield, as of record in Book 21, Page 72, Register's Office for said County.**

**Said part of said lot being the southeast corner of Fatherland and south 10th Street and fronts 88-1/3 feet on the east side of South 10th Street and runs back between parallel lines 155 feet, known as City Number 300.**

**Being the same property conveyed to Charles P. King by Quitclaim Deed from B & C Partnership, A General Partnership, of record in Book 8407, Page 327, Register's Office for Davidson County, Tennessee. Said conveyance was made for the purpose of dissolving B & C Partnership by mutual consent of the partners of B & C Partnership and being the same property conveyed to B & C Partnership, A General Partnership by Warranty Deed from Jakie Cook and Wayne Greer of record in Deed Book 7817, Page 540, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 301 South 10th Street, Nashville, TN 37206

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/our hand(s) this 2nd day of November, 2004

Charles P. King

Davidson County DEEDWARR
Recvd: 11/02/04 14:05 2pgs
Fees:13.00 Taxes:888.00

20041102-0131814

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 CHARLES P. KING, 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 2ND day of November, 2004

Notary Public

My Commission Expires: 7/29/2006

