Davidson County DEEDWARR
Recvd: 11/03/04 13:13 2pgs
Fees:13.00 Taxes:333.00

20041103-0132520

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43434 FILE BOX

WARRANTY DEED

ALAN L. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 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	83-13-73
129 South 11th Street		18W 4956
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,

Leonard Amdur, Unmarried

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 of land in Hobson's Addition to Edgefield, now East Nashville, of record in Book 21, page 72, Register's Office for said County, described according to a survey by Barge, Waggoner & Sumner, Engineers, dated July 26, 1963, and revised August 27, 1963, as follows:

Beginning at an iron pin 155 feet east of the southeast corner of South Tenth Street and Fatherland Street; thence along the southerly margin of Fatherland Street, South 87 deg. 11' East 55.08 feet to an iron pin in the southwest corner of Fatherland Street and Alley No. 292; thence along the westerly margin of said alley South 7 deg. 08' West 92.33 feet to an iron pin; thence north 86 deg. 08' West 55.01 feet to an iron pin; thence North 7 deg. 08' East 91.33 feet to an iron pin in the southerly margin of Fatherland Street the point of beginning.

Being the same property conveyed to Leonard Amdur by deed from Roy B. McGee and wife, Pauline W. McGee of record in Book 8021, page 76, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1004 Fatherland 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

Leonard Amdur

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 LEONARD AMDUR, Unmarried, 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

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.