WARRANTY DEED

G-CD-04-940

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Joshua Barnes
Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 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
Jack Paul Davis	First Horizon Home Loan	
940 Gale Lane, Unit #107 (ADDRESS)	(NAME) 5775-E Glenridge Drive, Suite 100 (ADDRESS)	118-5-A-25CO
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Atlanta, GA 30328 (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 JACK PAUL DAVIS AND JOSH DAVID BARNES* 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:

Building 7, Apartment D, ST. MARTIN SQUARE, now known as 12 South Towers, as shown on plat of record in Plat Book 4460, Page 186, and ammended in Instrument Number 20031107-0163683 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Certificate of Merger from St. Martin Properties One, LLC, a Tennessee Limited Liability company to 940 Partners, a Tennessee General Partnership as recorded on the 22nd day of October, 2003, in Instrument No. 20031022-0156304; QuitClaim Deed from M.K.C. Enterprises, a partnership composed of Howard L. Caughron and Marguerite K. Caughron to St. Martin Properties One, L.L.C., as recorded on the 9th day of November, 1998 in Book 11197, Page 96, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4460, page 186; Instrument Number 20031107-0163683; Book 4611, page 682; Book 4710, page 244; Instrument Number 20031107-0163683; Book 4611, page 692; Instrument Number 19991230-0308948; Book 4711, page 48; Book 4611, page 674; Instrument Number 20031107-0163682; and Book 4710, page 602, Register's Office for Davidson County, Tennessee.

*as joint tenants with rights of survivorship

unimproved ( )
This is improved (X) property, known as 940 Gale Lane, Unit #107, 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 30th day of November, 2004.

940 Partners, a Tennessee General Partnership

BY: _____

Davidson County DEEDWARR
Recvd: 12/06/04 13:04 2pgs
Fees:13.00 Taxes:595.70

20041206-0145053

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Chandler 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, a Tennessee General Partnership, the within named bargainor, a corporation, 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 corporation, by him self as Managing Partner.

Witness my hand and official seal at Nashville, TN on this 30th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903