Davidson County DEEDWARR
Recvd: 01/03/05 09:59 2 pgs
Fees:13.00 Taxes:788.93

20050103-0000242

WARRANTY DEED

G-CD-04-0940 #11

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,225.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/27/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUBY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Joseph Stemle	First Horizon Home Loan	
940 Gale Lane #114	(NAME) 1555 W. Walnut Hill Lane, Suite 200	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Irving, TX 75038	118-5-A-36 CO
(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 ADAM JOSEPH STEMLE, UNMARRIED, 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 13, Apt. B, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, as shown on plat of record in Plat Book 4460, Page 186 amended at Instrument No. 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 to Leland D. Watts by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., recorded the 20th day of March, 2002 in Instrument No. 20020320-0034571, 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 in Plat Book 4460, page 186; Instrument No. 20031107-0163683; Book 4611, page 682; Book 4710, page 244; Instrument No. 20031107-0163683; Book 4611, page 692; Instrument No. 19991230-0308948; Book 4711, page 48; Instrument No. 20031107-0168682;
Book 4710, page 602, Register's office for Davidson County, Tennessee.

a part of

*Being the same property conveyed to 940 Partners, a Tennessee General Partnership by Certificate of Merger recorded October 22, 2003 in Instrument Number 20031022-0156304, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #114, 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 15th day of December, 2004.

940 Partners, A Tennessee General Partnership

BY: _____

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 himself to be the Managing Partner of 940 Partners, A Tennessee General Partnership, 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 himself as Managing Partner.

Witness my hand and official seal at
Davidson County
on this 15th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903