Record and return to:
Whitney Kemper, Esq.
1110 Russell St.
Nashville, TN 37206

PICK-UP

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 03/03/05 10:38 2 pg
Fees:13.00 Taxes:481.00
20050303-0023445

Subscribed and sworn to before me this 1st day of March, 2005.

TROY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-24-08

This instrument was prepared by
Whitney Kemper, Esq., 1110 Russell St., Nashville, TN 37206

Address of New Owner:
Andy Roddick
1904 Long Ave.
Nashville, TN 37206

Send Tax Bills To:
Andy Roddick
P.O. Box 68191
Nashville, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARTIN CORNER, G.P., composed of Martin Corner, LLC and MCP Ventures, LLC.

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

ANDY RODDICK

HEREINAFTER CALLED THE GRANTEE, HIS 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 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 on the southerly side of Fatherland Street and runs back between parallel line 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 part of the same property, Tract 4, conveyed to Martin Corner, G.P. from William L. Martin, Jr., by deed of record in Instrument Number 200410040118907, Register's Office for Davidson County, Tennessee.

This improved property known as 1104 Fatherland Street, Nashville, TN 37206, parcel ID 083130097.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said GRANTEE, his heirs and assigns forever, and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; we do further covenant and bind the GRANTOR, to warrant and forever defend the title to the said land to the said GRANTEES, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand this 1st day of March, 2005.

Whitney Kemper,
Chief Manager of One of the General Partners

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 Whitney Kemper, the bargainor 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 March, 2005.

TROY HARRISON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

NOTARY PUBLIC

My commission expires: 11-24-07