Davidson County DEEDWARR
Recvd: 04/13/05 15:02 2 pgs
Fees:13.00 Taxes:1110.00

20050413-0041331

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43548 FILE BOX

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 1ST DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
GARY BOWIE	**S A M E**	**93-2-3-B-010 CO**
211 Printers Alley Building, 5th Floor		**93-2-3-B-016 CO**
Nashville, TN 37219		**93-2-3-B-005 CO**

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, **DOWNTOWN PROFESSIONAL PROPERTIES, A Tennessee General Partnership**

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

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Unit Nos. 5-A-1, 5-A-2 and the storage facility on the second floor denoted as 2-D as shown on the Plan of the 211 Printers Alley Building by Master Deed and Declaration and By-Laws establishing a Horizontal Property Regime dated the 16th day of April, 1981 and recorded in Book 5741, page 389, Register's Office for Davidson County as amended by Instrument Number 20001010-0100684 and as shown on the Plan recorded in Book 5200, page 331, said Register's Office, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said Declaration and an undivided 20% interest appurtenant to the units in all common elements of said project as described in said Declaration including the building and any land described therein, and subject to Instrument in Book 6320, page 32, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Downtown Professional Properties, A Tennessee General Partnership, by deed from J. M. Grissim, Trustee, of record in Book 5768, page 235, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 211 Printers Alley Building, 5th Floor, Nashville, TN 37219

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 its hands this 1st day of April, 2005.

DOWNTOWN PROFESSIONAL PROPERTIES

By: _____, General Partner
FRANK H. FRIEDMAN, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid personally appeared FRANK H. FRIEDMAN, with whom I am personally acquainted and who upon oath(s) acknowledged himself to the General Partner of the DOWNTOWN PROFESSIONAL PROPERTIES, A Tennessee General Partnership, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of April, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006