Hb-A

Davidson County DEEDWARR
Recvd: 05/26/05 15:29 2 pg
Fees:13.00 Taxes:148.00
20050526-0059725

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jean Dyer Harrison
Troy Harrison
1206 Russell Street
Nashville, TN 37206

SEND TAX BILL:

New Owner

MORTGAGEE:
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
Map 83-13
Parcel 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jean Dyer Harrison and husband, Troy Harrison**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for said County.
>
> Said Lot No. 64 fronts 50 feet on the southerly side of Russell Street, formerly Linn Street, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC by deed from Edward J. Donahue and wife, Betty Donahue of record in Inst. No. 20041102-0131956, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as 1206 Russell Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of May, 2005.

Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC

By: MCP Ventures, LLC

By: _____
Whitney Kemper

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Whitney Kemper, 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 Chief Manager of MCP Ventures, LLC, General Partner of Martin Corner, the bargainor, a Tennessee general partnership, and that he as such Chief Manager, executed the within instrument for the purposes stated therein by signing the name of the general partner by himself as such Chief Manager.

Witness my hand and official seal this 25th day of May, 2005

_____
Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $40,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 25th day of May, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009