RETURN TO: .Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

~~RECORD AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44396

Davidson County DEEDWARR
Recvd: 02/07/06 12:08 2 pgs
Fees:13.00 Taxes:1065.60
20060207-0015124

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$288,000.00.

Dustin Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 3rd **DAY OF FEBRUARY, 2006.**

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ERIC ELLIS **1117 Fatherland Street**, UNIT 201 **Nashville, TN 37206**	NEW OWNER	**83-13-43** **18W 4515**

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 **MARTIN CORNER, a Tennessee General Partnership 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 **ERIC ELLIS, Unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit 201 on the Plan of Fatherland Court at Martin Corner as shown on Exhibit A-2, to the Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development of record as Instrument Number 20050628-0074027, as amended by Instrument Number 20051006-0120764, Register's Office for Davidson County, Tennessee, with a street address of 1117 Fatherland Street, Nashville, Tennessee 37206.

Being part of the same property conveyed to Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, by Special Warranty Deed from William L. Martin, Jr., and wife, Jean L. Martin, of record in Instrument Number 20041004-0118907, and re-recorded in Instrument Number 20050315-0028365, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is Improved (x) property known as 1117 Fatherland Street, Nashville, TN 37206

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 3rd day of February, 2006.

MARTIN CORNER, a Tennessee General Partnership

By: MARTIN CORNER, LLC, Partner

By: _____, CHIEF MANAGER
MARK SANDERS
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid personally appeared MARK SANDERS, Chief Manager of MARTIN CORNER, LLC, a General Partner of MARTIN CORNER, a Tennessee General Partnership, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Chief Manager of MARTIN CORNER, LLC, a General Partner of MARTIN CORNER, G. P., and that he as such Chief Manager and Partner of MARTIN CORNER, G.P., and that he as such Chief Manager and Partner, executed the foregoing instrument on behalf of MARTIN CORNER, a Tennessee General Partnership, by signing the name of MARTIN CORNER, LLC, by him as its Chief Manager.

WITNESS my hand and official seal this the 3rd day of February, 2006, at Nashville, Tennessee.

_____
NOTARY PUBLIC

My Commission Expires: 7-29-2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.