RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44445

Davidson County DEEDWARR
Recvd: 03/02/06 14:41 2 pgs
Fees:13.00 Taxes:1103.79
20060302-0024497

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,321.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2006

Janell L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

JANELL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201 MY COMMISSION EXPIRES: MARCH 27, 2007

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Aaron Scrivner	America's Wholesale Lender	83-13-A-401
1115 Fatherland Street	750 Old Hickory Blvd. #180	
Nashville, TN, 37206	Brentwood, TN 37027	

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, I/WE,

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

Mark Aaron Scrivner and wife, Alyce Scrivner

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 401 on the Plan of Fatherland Court at Martin Corner as in Master Deed of record in Instrument No.: 20050628-0074027, amended in Instrument No.: 20051006-0120764, said Register's Office.

Being the same property conveyed to Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, by Warranty Deed from William L. Martin, Jr. and wife, Jean L. Martin, of record in Instrument No.: 20041004-0118907, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1115 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 my/our hand(s) this 24th day of February, 2006

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

BY: _____, CHIEF MANAGER / GENERAL PARTNER
Mark Sanders, General Partner

Martin Corner, LLC

BY: _____, CHIEF MANAGER
Mark Sanders, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within 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(s) acknowledged him/herself 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, 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 at office at Nashville, Tennessee on this the 24th day of February, 2006.

Notary Public

My commission expires: 3/25/06

