RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44590

Davidson County DEEDWARR
Recvd: 05/10/06 14:10 2 pgs
Fees:13.00 Taxes:1006.40
20060510-0055004

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 $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew D. Adams	Franklin American Mortgage Company	83-13-A-102
1111 Fatherland Street, Unit 102	501 Corporate Centre Drive, Suite 400	
Nashville, TN, 37206	Franklin, TN 37067	

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

Matthew D. Adams

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 1111 Fatherland Street, Unit 102 on the Plan of Fatherland Court at Martin Corner, of record in Instrument No.: 20050628-0074027, amended in Instrument No.: 20051006-0120764, Register's Office for Davidson County, Tennessee.

Being part of 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, and re-recorded in Instrument No.: 20050315-0028365, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1111 Fatherland Street, Unit 102, 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 1st day of May, 2006

MARTIN CORNER, a Tennessee General Partnership composed of MARTIN CORNER, LLC and MCP VENTURES, LLC

~~BY~~: _____
~~Mark Sanders, General Partner~~

MARTIN CORNER, LLC GENERAL PARTNER

BY: _____
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 himself to be the Chief Manager of Martin Corner, LLC, a General Partner of Martin Corner, G.P., and that as such Chief Manager and Partner, being authorized so to do, executed the foregoing instrument on behalf of Martin Corner, a Tennessee General Partnership, by signing the name of Martin Corner, LLC, by the said Mark Sanders as such Chief Manager.

Witness my hand and official seal at this office at Nashville, Tennessee on this the 1st day of May, 2006.

_____
Notary Public

My commission expires: 7/29/2006

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

My Commission Expires JULY 29, 2006