Davidson County DEEDWARR
Recvd: 05/26/06 12:27 2 pgs
Fees:13.00 Taxes:1147.00

20060526-0062295

WARRANTY DEED

B-MFR-06-0521

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corner Partnership, LLC	Corner Partnership, LLC	
211 Commerce Street, Suite 1000	Attn: Laurence M. Papel 211 Commerce Street, Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	93-10-240
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES B. ALTMAN, SOLE TRUSTEE, OR HIS SUCCESSORS IN TRUST UNDER THE JAMES B. ALTMAN LIVING TRUST, DATED DECEMBER 1, 1993, AND ANY AMENDMENTS THERETO , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Corner Partnership, LLC, a Tennessee Limited Liability * hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*Company

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 19 FEET OF LOT NO. 18 AND SOUTHERLY 32-3/4 FEET OF LOT NO. 19 ON THE PLAN OF BARROW GROVE, AS OF RECORD IN BOOK "S", PAGE 279, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 51-3/4 FEET ON THE WESTERLY SIDE OF 5TH AVENUE, SOUTH, FORMERLY SUMMER STREET, AND RUN BACK BETWEEN PARALLEL LINES 210 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES B. ALTMAN, SOLE TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE JAMES B. ALTMAN LIVING TRUST, DATED DECEMBER 1, 1993, AND ANY AMENDMENTS THERETO BY WARRANTY DEED FROM JERRY C. PENDERGRASS, UNMARRIED, RECORDED ON THE 24TH DAY OF MARCH, 1999 IN DEED BOOK 11397, PAGE 235, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the 2006 County Taxes.

unimproved ( )
This is improved (X) property, known as 521 5th Avenue South, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 May, 2006.

James B. Altman, sole Trustee, or his successors in trust, under the James B. Altman Living Trust, dated December 1, 1993, and any amendments thereto

BY:
James B. Altman, Trustee

STATE OF INDIANA
COUNTY OF MARION

On this the 23rd day of May, 2006, before me personally appeared James B. Altman, Trustee of the James B. Altman Living Trust, dated December 1, 1993, and any amendments thereto, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of May, 2006.

Notary Public #5151

SANDRA A. KOCZAN NOTARY PUBLIC STATE OF INDIANA

My Commission Expires:

SANDRA A. KOCZAN
Notary Public, State of Indiana
My Commission Expires March 13, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903