Davidson County DEEDWARR
Recvd: 09/25/06 14:36 2 pg
Fees:13.00 Taxes:1591.00

20060925-0118666

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44916

WARRANTY DEED

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MS DEVELOPMENT PARTNERSHIP	**SAME**	**92-12-413**
1700 Hayes Street, Suite 104		**9W 5590**
Nashville, Tennessee 37203		

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, **1800 HAYES STREET CORPORATION, a Tennessee Corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY MS PARTNERSHIP, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DAVIDSON **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

Being Lot No. 115 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's office for said County.

Said Lot No. 115 fronts 50 feet on the northerly side of Hayes Street and extends back between parallel lines and along the westerly margin of 18th Avenue, North, formerly McTyeire Avenue, 180 feet to an alley.

Being the same property conveyed to 1800 Hayes Street Corporation, a Tennessee Corporation, by deed from George W. Holcomb, Jr., Trustee, of record in Book 3309, page 321, Register's Office for Davidson County, Tennessee.

This is improved property known as 1800 Hayes Street, Nashville, Tennessee 37203

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 hand this 15th day of September, 2006.

1800 HAYES STREET CORPORATION

By: Jeanne F. Riddell, President
JEANNE F. RIDDELL, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared JEANNE F. RIDDELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of 1800 HAYES STREET CORPORATION, a Tennessee Corporation, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th of September, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.