This instrument prepared by:
David T. Hooper
109 Westpark Drive, Suite 240
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/27/06 11:19 3 pgs
Fees:18.00 Taxes:1776.00
20060927-0119484

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Southgate Investments, LLC	Same	Map 105-11-A
630-A Southgate Avenue		Parcels 1 & 2
Nashville, TN 37203		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Grantor, MGF Holdings, GP, a Tennessee general partnership, has bargained and sold, and by these presents does transfer and convey unto Grantee, Southgate Investments, LLC, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows:

Units A and B of Southgate Avenue Condominiums created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record at Instrument Number 200609140113874, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in the same Master Deed. Reference is hereby made to the Plat of Southgate Avenue Condominiums contained in Exhibit "C" to that same Master Deed, for a more complete identification and description of such Units.

Being part of the same property conveyed to MGF Holdings, GP, a Tennessee general partnership, from H & J Realty, a Tennessee general partnership, of record in Instrument No. 20040308-0026167, Register's Office of Davidson County, Tennessee and rerecorded in Instrument No. 20040413-0041192, said Register's Office.

This conveyance is made subject to taxes for the current year and subsequent years and all liens and encumbrances of record, including but not limited to the following:

1. All matters shown on the plan of record in Book 2, page 94, Chancery Court for Davidson County, Tennessee.

2. Taxes and assessments for the year 2006, which are not yet due and payable.

3. Storm water Detention Agreement by and between MFG Holdings and Metropolitan Government of record in Instrument No. 200507150082419, Register's Office of Davidson County, Tennessee.

4. Easement for Storm Drainage in Instrument No. 200507200084353, Register's Office of Davidson County, Tennessee.

5. Covenants, conditions and agreements to pay assessments including reservation of a lien on the subject property in favor of Southgate Avenue Condominium Association, Inc. in the event of nonpayment of assessments as set forth in Master Deed of record as Instrument No. 20040308-0026167, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs, personal representatives, and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, good right to convey it, and the same is unencumbered, unless otherwise stated herein and except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is incorporated herein by reference. Grantor does further covenant and bind itself and its successors in interest, successors to warrant and forever defend the title to said land to Grantee, its successors, and assigns, against the lawful claims of all persons whomsoever.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document.

Witness our hands this 26 day of SEPTEMBER, 2006.

GRANTOR:

MGF HOLDINGS, GP,
a Tennessee general partnership

By: _____
Tim E. Farley, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26 day of SEPTEMBER, 2006, personally appeared before me, Timothy E. Farley, whose identity is personally known to me and who by me duly affirmed that he is the General Partner, of MGF Holdings, GP, and that said document was signed by him on behalf of MGF Holdings, GP for the purposes herein contained.

_____
Notary Public

DAVID T. HOOPER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires: 5/10/08

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 480,000.

Affiant

Subscribed and sworn to before me this 26th day of September, 2006.

My Commission Expires: 11-14-09

Notary Public

