WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/07 10:06 2 pgs
Fees:13.00 Taxes:888.00

20070104-0001568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SPED Properties, LLC	**SPED Properties, LLC**	**Part of Map 105**
(NAME) **630-C Southgate Avenue**	(NAME) **630-C Southgate Avenue**	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37203**	**Parcel 321**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MGF HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPED PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 C 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 No. 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 the same property conveyed to MGF Holdings, a Tennessee general partnership by Warranty Deed from H & J Realty, a Tennessee general partnership of record in Instrument No. 20040308-0026167, re-recorded in Instrument No. 20040413-0041192, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes which have been prorated and assumed by the grantee(s); (b) Restrictive covenants contained in Instrument No. 20060914-0113874, said Register's Office; and (c) All matters appearing on the Plan of record in Book 2, page 94, Chancery Court for Nashville, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 630-C Southgate Avenue, Nashville, TN 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 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 hand this 3rd day of January, 2007.

MGF Holdings

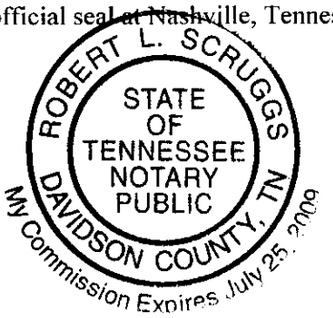
By: _____

Timothy E. Farley, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, TIMOTHY E. FARLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be GENERAL PARTNER of MGF HOLDINGS (the "Company") the within named bargainor, a Tennessee general partnership, and that as such GENERAL PARTNER being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as GENERAL PARTNER.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 2007.



Commission expires:

Notary Public