RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

Davidson County DEEDWARR
Recvd: 01/26/07 11:43 2 pgs
Fees:13.00 Taxes:1713.91
20070126-0010945

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP45112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$463,220.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/2009

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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
B & G CHOICE I **131 Indian Lake Building, Suite 200** **Hendersonville, TN 37075**	**SAME**	**83-13-B-106**

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 **Martin Corner, G.P.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO

B & G CHOICE I, a Tennessee General Partnership

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

Land in Davidson County, Tennessee, being Unit Number 106, with a street address of 220 S. 11th Street, Nashville, TN 37206, as shown on the Revised Condominium Plat which is attached to the Third Amendment to the Master Deed of 37206 Building of record as Instrument No.: 20070112-0005378 and subject to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No.: 20061023-0131425 as re-recorded in Instrument No.: 20061101-0135575 as re-re-recorded in Instrument No.: 20061113-0140782 and subject to all terms and conditions of the Master Deed of record in Instrument No.: 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being part of the same property conveyed to Martin Corner, G.P., a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, by deeds from MDHA in Instrument No.: 20050902-0105606 and Instrument No.: 20050902-0105607, and by deed from Robert G. Cole of record in Instrument No.: 20050607-0064972, Register's Office for Davidson County, Tennessee.

This property is improved property known as 220 S. 11th Street, 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 19th day of January, 2007.

Martin Corner, G.P.

BY: MCP VENTURES, LLC

BY: _____
WHITNEY KEMPER, 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 WHITNEY KEMPER, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of MCP VENTURES, LLC, the within named bargainor, general partner of MCP VENTURES, LLC, as Chief Manager, so authorized to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by the said MCP VENTURES, LLC by WHITNEY KEMPER, Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, on this the 19th day of January, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 5-24-2008

JANET S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008