RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45096 File Box "7"

Davidson County DEEDWARR
Recvd: 02/14/07 16:06 2 pg
Fees:13.00 Taxes:1480.00
20070214-0019065

WARRANTY DEED

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walblaco Incorporated	S A M E	83-13-B-107; 83-13-B-108
1612 Westgate Circle, Suite 120		
Brentwood, TN 37027		

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, I/WE,

Martin Corner, G.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walblaco, Incorporated

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 Number 107, with a street address of 218 South 11th Street, Nashville, TN 37206, and Unit Number 108, with a street address of 216 South 11th Street, Nashville, TN 37206, as shown on the Revised Condominium Plat which is attached 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 and as re-rerecorded 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 units.

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.

Unimproved ( )
This is improved (X) property known as 216 and 218 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 its hand(s) this 8th day of February, 2007.

Martin Corner, G.P.

BY: MARTIN CORNER, LLC

By: _____
Mark Sanders, 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 MARK SANDERS, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of Martin Corner, LLC, the within named bargainor, general partners of MARTIN CORNER, G.P., and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership, by the said MARTIN CORNER, LLC, MARK SANDERS as CHIEF MANAGER.

Witness my hand and official seal at Nashville, Tennessee, on this the 8 day of February, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010