RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45156

Davidson County DEEDWARR
Recvd: 04/03/07 14:49 2 pgs
Fees:13.00 Taxes:849.15
20070403-0040043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$229,500.00~~ $229500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2007

Notary Public

MY COMMISSION EXPIRES: 4/2/10

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

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
John Paul Cowan	Sun Trust Mortgage INC	83-13-B-203
1015 Fatherland Street, Unit 203	201 Fourth Ave N. 7th Floor	
Nashville, TN, 37206	Nashville, TN 37219	

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., a general partnership

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

John Paul Cowan, an unmarried person

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:

Being Unit No. 203 of 37206 Building a condominium with a street address of 1015 Fatherland Street, Unit 203, Nashville, TN 37206 as shown on the Revised condominium Plat which is attached to the Second Amendment to Master Deed of 37206 Building of record in Instrument No. 20061023 and re-recorded in Instrument No. 20061101-0135575 and re-recorded in Instrument No. 20061113-0140782 and established by Master Deed of record in Instrument No. 20051006-0120763 as amended by Second Amendment to Master Deed of 37206 Building of record in Instrument No. 20061113-0140782 Register's Office for Davidson County, Tennessee to which plat reference is made for location of the above referenced unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 37206 Building Condominiums contained in Master Deed.

Being a portion 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 of record in Instrument No. 20050902-0105606 and No. 20050902-0105 607 and by deed from Robert G. Cole of record in Instrument No. 20040607-0064972, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1015 Fatherland Street, Unit 203, 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 30th day of March, 2007.

Martin Corner, G.P.

BY: MCP VENTURES, LLC, GENERAL PARTNER

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 MARTIN CORNER, G.P., 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, General Partner.

Witness my hand and official seal at Nashville, Tennessee, on this the 30 day of March, 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