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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/07 15:24 2 pgs
Fees:13.00 Taxes:666.00

20070601-0065451

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **DAY OF MAY, 2007**

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires MAY 24, 2008

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

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ANGELA BROOKS **1009 Fatherland Street** **Nashville, TN 37206**	New Owner	83-13-B-10100

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 CONVEY **ANGELA BROOKS**

HEREINAFTER CALLED THE GRANTEE, HER 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 101, with a street address of 1009 Fatherland Street, Nashville, Tennessee 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 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 of record on September 2, 2006 in Instrument No.: 20050902-0105606 and Instrument No.: 20050902-0105607, and by deed from Robert G. Cole of record on June 7, 2005 in Instrument No.: 20050607-0064972, Register's Office for Davidson County, Tennessee.

This is improved property known as 1009 Fatherland 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 24TH day of May, 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 partner 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, GENERAL PARTNER.

Witness my hand and official seal at Nashville, Tennessee, on this the 24 day of May, 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