Davidson County DEEDWARR
Recvd: 06/02/08 12:10 3 pgs
Fees:18.00 Taxes:416.25
20080602-0055751

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45634 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

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
Nashville Holdings, LLC	SAME AS NEW OWNER	93-8-87
14070 HWY 52 S.E.		
Chatfield, MN 55923		

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,

Kenneth H. Martin, married

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

Nashville Holdings, LLC

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:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to Kenneth H. Martin by Quitclaim Deeds from Howard R. Martin of record in Instrument Number 20050729-0089042; Instrument Number 20010802-0082102; 20000911-0089740 and by Quitclaim Deed from M & M Oil Company, Inc., of record in Book 11360, page 177, Register's Office for Davidson County, Tennessee.

This is investment property and not the residence of Grantor nor any spouse of his.

Unimproved ( )
This is improved (X) property known as 483 Davidson Street, Nashville, TN 37213

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 23rd day of May, 2008

Kenneth H. Martin

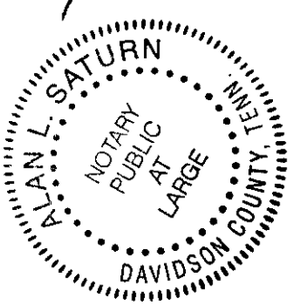
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kenneth H. Martin, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2008

Notary Public

My Commission Expires: 7/24/2010



Tax Map 93-08, Parcel 87

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod being located at the intersection of the northerly right-of-way line of Davidson Street, width varies and the easterly right-of-way line of Interstate 24/65, said existing iron rod being located at Northing: 666,183.96; Easting: 1,744,141.41; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving the northerly right-of-way line of Davidson Street, with the easterly right-of-way line of Interstate 24/65, North 10 deg 02 min 48 sec West, 85.57 feet to a point, at a corner common with the property of Fred C. & Doris M. Martin, as of record in Deed Book 9549, Page 984, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Interstate 24/65, with the southerly property line of North 59 deg 25 min 03 sec East, 197.59 feet to a point, in the westerly property line of Nashville Holdings, LLC, as of record in Instrument Number: 20070925-0113972, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Nashville Holdings, LLC, South 18 deg 29 min 31 sec East, 214.08 feet to an iron rod set, at a corner common with Nashville Holdings, LLC, as of record in Instrument Number: 20080117-0005630, at the Register's Office for Davidson County, Tennessee, in the northerly right-of-way line of Davidson Street;

Thence with the northerly right-of-way line of Davidson Street, North 85 deg 19 min 35 sec West, 223.82 feet to the **POINT OF BEGINNING**. Containing 29,973 square feet or 0.687 acres more or less.

Being the same property conveyed to Kenneth H. Martin, as of record in Instrument Number: 20050729-0089042, at the Register's Office for Davidson County, Tennessee.