Davidson County DEEDWARR
Recvd: 06/05/08 11:48 3 pg
Fees:18.00 Taxes:416.25

20080605-0057882

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45635 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	93-08
14070 HWY 52 S.E.		**86 & 89**
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,

Fred C. Martin and wife, Doris M. Martin

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 Fred C. Martin and wife, Doris M. Martin by deed from John Keith Jackson and wife, Mary Lee Jackson, as to an undivided one-half interest, of record in Book 9549, page 984; by deed from Ora Jean Pendleton, unmarried, of record in Book 5796, page 979, and by deed from Ernest Marvin Fleming, Jr., and wife, M. K. Ivone Fleming, as to a one-half undivided interest in said Fred C. Martin, of record in Book 5816, page 643, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 398 Crutcher 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

Fred C. Martin

Fred C. Martin

Doris M. Martin

Doris M. Martin

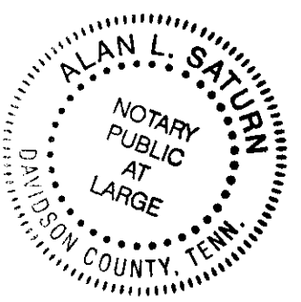
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Fred C. Martin and wife, Doris M. 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 86 & 89

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

Commencing at a pk nail set, at the intersection of the southerly right-of-way line of Crutcher Street, 50 feet in width, at the easterly right-of-way line of Interstate 24/65, width varies;

Thence leaving the southerly right-of-way line of Interstate 24/65, South 07 deg 31 min 24 sec West, 97.73 feet to an iron rod set;

Thence South 25 deg 33 min 20 sec East, 126.83 feet to a point at a corner common with the property of Ora Fleming Pendleton, as of record in Deed Book 7513, Page 265, at the Register's Office for Davidson County, Tennessee, and being the **TRUE POINT OF BEGINNING**;

Thence leaving the easterly right-of-way line of Interstate 24/65, with the southerly property line of Ora Fleming Pendleton, North 58 deg 22 min 27 sec East, 188.65 feet to an existing railroad spike 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 17 min 57 sec East, 71.96 feet to an existing iron rod;

Thence South 77 deg 06 min 15 sec East, 32.63 feet to an existing iron rod;

Thence South 12 deg 47 min 42 sec West, 34.70 feet to an existing iron rod;

Thence North 78 deg 07 min 15 sec West, 11.07 feet to an "X" in concrete, at a corner common with the property of Kenneth H. Martin, as of record in Instrument Number: 20050729-0089042, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Kenneth H. Martin, South 59 deg 25 min 03 sec West, 197.59 feet to a point in the easterly right-of-way line of Interstate 24/65;

Thence with the easterly right-of-way line of Interstate 24/65, North 10 deg 02 min 48 sec West, 88.01 feet to an "X" in concrete;

Thence North 25 deg 33 min 20 sec West, 28.20 feet to the **POINT OF BEGINNING**. Containing 22,036 square feet or 0.506 acres more or less.

Being the same property conveyed to Fred C. & Doris M. Martin, as of record in Deed Book 9549, Page 984, at the Register's Office for Davidson County, Tennessee.