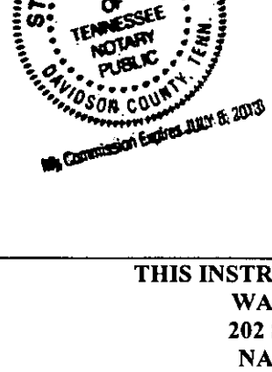
BILL GARRETT, Davidson County
Trans:T20100047333 DEEDWARR
Recvd: 08/02/10 15:07 2 pgs
Fees:13.00 Taxes:351.50
20100802-0060569

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

JD Gillespie
Affiant

Subscribed and sworn to before me, this the 30th day of July, 2010.

A.T.M.
Notary Public

My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John David Gillespie	New Owner	Map: 083-13-0
1108 Russell Street		Parcel: 030.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARTIN CORNER, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DAVID GILLESPIE, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 57 on the Plan of East Edgefield Plan of Lots of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 50 feet on the south side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being a portion of the same property conveyed to Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC by deed from William L. Martin, Jr. and wife, Jean L. Martin of record as Instrument No. 20041004-0118907 and re-recorded as Instrument No. 20050315-0028365, both in the Register's Office for Davidson County, Tennessee, dated October 1, 2004.

This is improved property known as 1108 Russell Street, Nashville, TN, 37206.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1108 Russell 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2010.

Martin Corner, G.P.
By Martin Corner, LLC

Mark K. Sanders, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark K. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Martin Corner, LLC, a Florida limited liability company, voting partner of Martin Corner, G.P., a Tennessee general partnership, the within named bargainor, and as such Manager, being authorized to so do, executed the foregoing instrument for the purposes therein continued by signing the name of Martin Corner, G.P., a Tennessee general partnership.

Witness my hand and seal this 30th day of July, 2010.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY