BOOK 11334 PAGE 130

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Vincent R Gaddes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANAURY, 1999.

Jennifer L Gardner
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 20, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VINCENT R. GADDES ETUX 2000 PORTER ROAD NASHVILLE, TN 37216	Same	MAP 72-16 PARCEL 182

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, WE,

K T INVESTMENTS, LLC AND MAX PATTON III

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

VINCENT R. GADDES AND WIFE, TRACY L. GADDES

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF PORTER HEIGHTS, PART 3, AS OF RECORD IN BOOK 1424, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING ON THE SOUTHERLY MARGIN OF PORTER ROAD, 230 FEET WEST OF THE SOUTHWEST CORNER OF SAID ROAD AND WAYNE DRIVE, BEING THE NORTHWEST CORNER OF THE GRIZZARD PROPERTY; THENCE WITH GRIZZARD'S WESTERLY LINE SOUTH 3 DEGREES 24' WEST 200.09 FEET; THENCE NORTH 88 DEG. 18' WEST 92.9 FEET TO THE EASTERLY MARGIN OF PRESTON DRIVE; THENCE WITH SAID DRIVE NORTH 1 DEG. 56' EAST 180.1 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION WITH A RADIUS OF 20 FEET 31.33 FEET TO A RAILROAD SPIKE ON THE SOUTHERLY MARGIN OF PORTER ROAD; THENCE WITH SAID ROAD EASTWARDLY 78.1 FEET TO THE BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO KT INVESTMENTS, LLC AND MAX PATTON, III A ONE-HALF UNDIVIDED INTEREST EACH AS TENANTS BY SPECIAL DEED FROM OCWEN FEDERAL BANK, FSB DATED SEPTEMBER 28, 1998 OF RECORD IN BOOK 11136, PAGE 970, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1. Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 72, Register's Office for Davidson County, Tennessee, including but not limited to 75' minimum building setback line along the front of said lot, a 20' minimum building setback line along the west side of said lot and a 10' easement for utilities along the rear of said lot.
2. Property is subject to Restrictive Covenants contained in Book 1682, Page 615, Register's Office for Davidson County, Tennessee.
3. 1999 Taxes and subsequent years.
4. Any and all restrictions, conditions and easements of record.

This is improved property known as: 2000 PORTER ROAD, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 OUR hand(s) this 28th day of JANAURY, 1999.

K T INVESTMENTS, LLC

Trent Portner, Chief Manager
BY: TRENT PORTNER

MAX PATTON, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me MAX PATTON III, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of JANAURY, 1999.

NOTARY PUBLIC

My Commission Expires: May 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TRENT FORTNER with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged
the he/she is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 1999.

NOTARY PUBLIC

My Commission Expires: May 26, 2002

99FEB-9 PM 1:19

547191

IDENTIFICATION NO.

REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

MAIL ENV.

399.50 CHECK 0101 02/09/99 3883

PLEASE RETURN TO:
STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11334 PAGE 132

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0547191

IDENTIF. & REFERENCE

99FEB-9 PM 1:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			NDEED	8.00
			CFEE	2.00
			TOTAL	399.50
			CHECK	399.50
02/09/99	01	13:19	0001	3883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423178