WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/02 09:46 3pgs
Fees:18.00 Taxes:81.40

20020225-0023474

JOHN GREGORY HARDEE 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 $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AHR Development, Inc. (NAME)	SAME (NAME)	MAP 81-16
1011 Cherry Avenue (ADDRESS)	(ADDRESS)	PARCEL 724 AND
Nashville TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 725

FOR AND 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-2 Creative, a partnership, and Kia Gardner and Keisha Gardner Beard

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

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:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 41 and the westerly 20 feet of Lot No. 40, Block "B" in Bransford Realty Company's Subdivision of the North Hill Tract, of record in Book 332, page 72, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the north side of Locklayer Street, the common corner of Lots No. 41 and 42 of said Plan; running thence northerly along the common boundary of Lots No. 41 and 42, 100 feet to a point on the south margin of an alley; thence westerly along said margin of said alley 61.5 feet to a point; thence in a straight line southerly 60 feet to a point on the north margin of Locklayer Street; thence in a westerly direction along said margin of Locklayer Street, 55 feet to the point of beginning.

Being the same property conveyed to K-2 Creative, a partnership, Keisha Gardner and Kia Gardner by Installment Deed from Cecil Allen Jones of record in Book 11239, page 559, said Register's Office.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of

CONTINUED

unimproved ( )
This is improved (X) property, known as 934 & 938 Locklayer Street, Nashville, Tennessee 37208
(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 this 22nd day of February 2002

K-2 Creative by Keisha Gardner Beard, Partner

Keisha Gardner Beard

Kia Gardner by Keisha Gardner Beard

Kia Gardner by Keisha Gardner Beard

K-2 Creative by Kia Gardner, Partner,
by Keisha Gardner Beard, Attorney in Fact

LEGAL DESCRIPTION CONTINUATION

the Subdivision of Block "B" Bransford Realty Company's North Hill Tract of record in Book 332, page 72, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to K-2 Creative, a partnership, Keisha Gardner and Kia Gardner by Installment Deed from Ann W. Jones of record in Book 11239, page 556, said Register's Office and by Quitclaim Deed from Joy Marie Reeves, Philip Lee Jones, Cecil Allen Jones, Westley Jones and Cynthia Allen, of record as Instrument # 20020225-0023473, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 72, said Register's Office.

Keisha Gardner has since married and is now known as Keisha Gardner Beard.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEISHA GARDNER BEARD

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February 2002.

Commission expires 3/26/05

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.~~

~~Witness my hand and official seal at office at _____ on this the _____ day of _____.~~

~~My commission expires _____~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2002, before me personally appeared Keisha Gardner Beard, to me known to be the person who executed the foregoing instrument on behalf of Kia Gardner, individually, and as partner of K-2 Creative, a partnership, and who acknowledged that she executed the same as the free act and deed of Kia Gardner as an individual and as partner of K-2 Creative, a partnership.

Witness my hand and seal this 22nd day of February, 2002.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3/26/05

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Keisha Gardner Beard, with whom I am personally acquainted and who, upon oath, acknowledged herself to be a partner of K-2 Creative, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by herself as partner.

Witness my hand and seal this 22nd day of February, 2002.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3/26/05

NOTARY PUBLIC