Davidson County DEEDWARR
Recvd: 03/19/02 13:36 2pgs
Fees:13.00 Taxes:185.00
20020319-0034075

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WARRANTY DEED

This Indenture made this **14th** day of **March, 2002** between **The Wilson Group Real Estate, LLC**, , GRANTOR, and **J. & K. Partnership** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot No.. 79 on the Map of Subdivision of W.R. Wilson Tract, West Nashville, Tennessee recorded in Plat Book 332, page 161, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Wilson Group Real Estate, LLC by Warranty Deed from the Estate of T. Herschel Hudgins of record in Instrument No. 20020215-0020462, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 332, page 161, Registers Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 409 36th Avenue North, Nashville, Tennessee.

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), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **14th** day of **March, 2002.**

The Wilson Group Real Estate, LLC

Chief Manager

Hal Wilson

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hal Wilson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the of the The Wilson Group Real Estate, LLC, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of The Wilson Group Real Estate, LLC by him/her self as . Witness my hand and official seal this 14th day of March, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $50000

Affiant

Subscribed and sworn before me this 14th day of March, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

****

Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
J & K Partnership
508 E. Iris Drive
Nashville, Tennessee 37204

Send Tax Bills to:
J & K Partnership
508 E. Iris Drive
Nashville, TN 37204

Map & Parcel Number:

Map 092 Group 09-0 Parcel 223