BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF AUGUST, 2002. Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/08/02 13:25 2pgs
Fees:13.00 Taxes:166.50
20020808-0095730

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K & J ENTERPRISES, INC.	**SAME**	**91-7-188**
(NAME) **414 BELLE POINTE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES V. GRAVES AND WIFE, DORA H. GRAVES,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K & J ENTERPRISES, INC.,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the southerly 81 ½ feet of Lots Nos. 921 and 923 of Block 14, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of Lots Nos. 921 and 923 front together 60 feet on the northerly side of Kentucky Avenue and run back between parallel lines with the easterly margin of 51st Avenue, North, formerly 10th Street, 81 ½ feet to a dead line.

Being the same property conveyed to James V. Graves and wife, Dora H. Graves from Ronald R. Turner and wife, Anna Bea Turner by deed of record in Book 7021, page 435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5014 KENTUCKY AVENUE, NASHVILLE, TN 37209**
(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 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 hands this 8th day of **AUGUST, 2002.**

JAMES V. GRAVES

DORA H. GRAVES

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 **James V. Graves and wife, Dora H. Graves**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **August, 2002.**

Commission expires: October 25, 2003.

Notary Public