[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Keith Kraft etal.	New Owners	Map 81-8
164 Carnavon Parkway		Parcels 491 & 492
Nashville, TN 37205		11899 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James R. Hillin and wife, Nancy T. Hillin** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Keith Kraft and wife, Meryl Kraft, fifty percent undivided interest and AJA Properties, LLC, a Tennessee limited liability company, fifty percent undivided interest** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 32 and 33, as shown on the map entitled McGavock Homestead Addition, of record in Plat Book 57, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Hillin and wife, Nancy T. Hillin by deeds of record in Book 5966, page 354, page Book 5966, page 359, said Register' s Office for said county.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is improved property commonly known as 1623 & 1627 6th Avenue South, Nashville, Tennessee 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $121,200.00.

James R Hillin Nancy T. Hillin

Affiant

Subscribed and sworn to before me this 26th day of April, 2004.

Notary Public

CHRIS YARBROUGH Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires: 11/27/2004

Davidson County DEEDWARR
Recvd: 04/29/04 11:26 2pgs
Fees:13.00 Taxes:448.44

20040429-0048648

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26TH day of April, 2004.

James R. Hillin

Nancy T. Hillin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James R. Hillin and wife, Nancy T. Hillin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of April, 2004.

Notary Public

My Commission Expires: 11/27/2004

CHRIS YARBROUGH
Notary Public At Large
DAVIDSON COUNTY, TN