Davidson County DEEDQC
Recvd: 05/06/04 11:37 9pgs
Fees:47.00 Taxes:0.00
20040506-0051853

Address New Owner:	Map-Parcel Numbers:
Kapital Achievement, LLC 4121 Clarksville Hwy -Suite 10A Nashville, TN 37218	Map and Parcel: See Attached Exhibit A - E
Send Tax Bills To:	Address of Mortgagee:
Same	First Independent Bank PO Box 717 Gallatin, TN 37066
This instrument prepared by: Tekely & Associates (615) 902-0474	

QUIT CLAIM DEED

I, Sylvester J. Lee II and Shannon Johnson, (the "Grantors") being owner of parcels and plots of land in Davidson County, Tennessee described as:

1. Land in Davidson County, Tennessee, LOT 55 ON THE Map OF Cobb's subdivision of Lot No 6 of the Harding Bosley Tract as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.
   Said Lot No 55 fronts 59 feet on the northerly side of Martha Street and runs back between parallel lines 150 feet to an alley.
   Instrument # ~~20010201-0009865,~~ 20031119-0168993 Register's Office for Davidson County, Tennessee.
2. Land in Davidson County, Tennessee, Lot No 48, in East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 11, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said lot No 48 fronts 50 feet to an alley. Instrument # ~~20011105-0121099~~, Register's Office for Davidson County, Tennessee. 20031119-0168993
3. Land in Davidson County, Tennessee, being Lot situated in the Seventeenth District of Davidson County, Tennessee, in the plan of the East Nashville Real Estate Company, and adjoining the eastern suburb of the City of Nashville, which plan is duly recorded in Book No 57, page 11, of the Register's Office for said County and to which reference is hereby made and being named and designated in said plan as Lot No. 49, on Hancock Street fronting 57 ½ feet an running back with Lischey Pike)Non Lischey Ave.)176 feet to an alley 16 feet wide, having a front on said alley 60 ½ feet.
   Instrument # ~~200006190060731~~, Register's Office for Davidson County, Tennessee. 20031119-0168993
4. Land in Davidson Co, Tennessee, being Lot No. 1-A on the plan of Zone Lot Division Lots No's 1and 2 Bryan's addition to Edgefield, on record in Book, 6050, page 207, as amended in Book 6200, Page 503, Register's Office for said County. Said lot No. 1-A fronts 20.825 feet on the southwesterly margin of Berry Street and extends back between parallel lines of 165.00 feet to an alley. Instrument # ~~20010613-0062343,~~ 20031119-0168993

Register's Office for Davidson County, Tennessee.

5. Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No 6 on the Map of the subdivision of Lots 8, 9 and 10 of Boyd McNairy tract, as of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee. Being part of Lot No 6 fronts 50 feet on the southerly side of Booker, formerly Harding Street and runs back 192.8 feet, more or less, on the easterly line and 193 feet on the westerly line to an alley, measuring 50 feet thereon. Instrument # ~~200007190071341~~, Register's Office for Davidson County, Tennessee. 20031119-0168993

Do hereby convey, assign, and forever quitclaim unto Kapital Achievement, LLC, (a LLC) as Tenancy in Common (the "Grantees"), all of Grantors' rights, titles, and interests in and to certain tracts or parcel of real estate located in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED LEGALS EXHIBIT A - E

This Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS the hand of the Grantor, this 4th day of May, 2004

SYLVESTERE LEE II, (GRANTOR) 3/4/04

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, Nancy Tekely, a Notary Public in and for said County and State, the within named SYLVESTERE LEE II, the Grantor, 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 TN, this 4th day of May, 2004.

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires:

STATE OF Texas
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Affiant 5/4/04

Affiant 5/4/04

Subscribed and sworn to before me this 4th day of May, 2004

Notary Public

My Commission Expires:

STATE OF TN

COUNTY OF Davidson

WITNESS the hand of the Grantor, this 4th day of May, 2004

Shannon Johnson 5/04/04

SHANNON JOHNSON (GRANTOR)

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, Nancy Tekely, a Notary Public in and for said County and State, the within named SHANNON JOHNSON, the Grantor, 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, TN, this 4th day of May, 2004.

Nancy Tekely

Notary Public

My Commission Expires: _____

NANCY TEKELY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Comm. Exp.

STATE OF TN

COUNTY OF Davidson

EXHIBIT "A"

2514 DELK AVE, NASHVILLE, TN 37208

MAP-PARCEL 81-10-127

The land referred to in this commitment is located in the State of Tennessee, County of Davidson.

Land in Davidson County Tennessee, being Lot No 55 on the Map of Cobb's subdivision of Lot No 6 on the Harding Bosley Tract as of record in Book 161, page155, Register's Office for Davidson County, Tennessee.

Said Lot No 55 fronts 59 feet on the northerly side of Martha Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to ~~Kapital Achievement, LLC~~, by Deed from ~~Sylvester J Lee II and Shannon Johnson (his business partner)~~. Instrument # ~~20010201-0009865~~; Register's Office for Davidson County, Tennessee.

Sylvester J Lee II & Shannon Johnson Jon E. Starks

20031119-0168993

EXHIBIT "B"

333 HANCOCK STREET, NASHVILLE, TN 37207

MAP-PARCEL 82-188

The land referred to in this commitment is located in the State of Tennessee, County of Davidson.

Being Lot No 48, in East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, Page 11, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular descriptions.

Said Lot No 48 fronts 50 feet on the northerly side of Hancock Street and runs between parallel lines 176 feet to an alley.

Being the same property conveyed to ~~Kapital Achievement, LLC~~, by deed from ~~Sylvester J Lee II and Shannon Johnson (his business partner)~~ Sylvester J. Lee II + Shannon Johnson Jon E. Starks. Instrument # ~~20011105-0121099~~ 20031119-0168493, Register's Office for Davidson County, Tennessee.

EXHIBIT "C"

337 HANCOCK STREET, NASHVILLLE, TN 37207

MAP-PARCEL 82-7-189

The land referred to in this commitment is located in the State of Tennessee, County of Davidson.

A lot situated in the Seventeenth District of Davidson County, Tennessee, in the plan of the East Nashville Real Estate Company, and adjoining the eastern suburb of the City of Nashville, which plan is duly recorded in Book No 57, page 11, of the Register's Office for said County, and to which reference is hereby made and being named and designated in said plan as Lot No. 49, on Hancock Street fronting 57 ½ feet and running back Lischey Pike (Now Lischey Ave.) 176 feet to an alley 16 feet wide, having a front on said alley 60 ½ feet.

Being the same property conveyed to ~~Kapital Achievement, LLC~~ Sylvester J. Lee II & Shannon Johnson by Deed from ~~Sylvester J Lee II and Shannon Johnson (his business partner)~~ Jon E. Starks. Instrument # 200006190060731, Register's Office for Davidson County, Tennessee. 20031119-0168993

EXHIBIT "D"

218-B BERRY STREET, NASHVILLE, TN 37207

MAP-PARCEL 82-7-254

The land referred to in this commitment is located in the State of Tennessee, County of Davidson. Tennessee, being Lot No. 1-A on the plan of Zone Lot Division Lots No's 1 and 2 Bryan's Addition to Edgefield, of record in Book 6050, page 207, as amended in Book 6200 Page 503, Register's Office for said County.

Said Lot No. 1-A fronts 20.825 feet on the southwesterly margin of Berry Street and extends back between parallel lines of 165.00 feet to an alley.

Being the same property conveyed to ~~Kapital Achievement, LLC~~ by Deed from ~~Sylvester J Lee II and Shannon Johnson (his business partners)~~. Instrument # ~~20010613-0062343~~, Register's Office for Davidson County, Tennessee.

Sylvester J. Lee II & Shannon Johnson Jon E. Stokes

20031119-0168993

EXHIBIT "E"

2321 BOOKER STREET, NASHVILLE, TN 37208

MAP-PARCEL 92-245

The land referred to in this commitment is located in the state of Tennessee, County of Davidson.

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No 6 on the Map of the subdivision of lots 8, 9, and 10 of Boyd McNairy tract, as of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Being part of Lot No 6 fronts 50 feet on the southerly side of Booker, formerly Harding Street and runs back 192.8 feet, more or less, on the easterly line and 193 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to ~~Kapital Achievement, LLC~~ by Deed from ~~Sylvester J Lee II and Shannon Johnson (his business partner)~~. Instrument ~~# 200007190071341~~, Register Office for Davidson County, Tennessee.

Sylvester J. Lee II & Shannon Johnson Jon E. Starks

20031119-0168993