3575

Davidson County DEEDWARR
Recvd: 07/07/04 12:01 2pgs
Fees:13.00 Taxes:360.75
20040707-0080558

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
59-11/106

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $97,500.00.

Kim Carney
Affiant

Subscribed and sworn to before me this the 23rd day of June, 2004.

Cheryl L. Rothwell
Notary Public

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11-26-05

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

K & K Leasing, Inc.
a Tennessee Corporation
(Name)

23 Music Square East, Suite 105
(Street Address)

Nashville, TN 37203

SEND TAX BILLS TO:

Same
(Name)

Same
(Street Address)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BETTYE LOUISE DAVIDSON AND HUSBAND, HENRY LEE DAVIDSON,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **K & K LEASING, INC. D/B/A POWERGEAR RENTALS,** hereinafter collectively referred to as the "Grantee," its heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 3860 Cravath Drive
Nashville, TN 37207

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, its heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and are hereby assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and/or assigns forever; and Grantor does covenant with the said Grantee that they 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 Grantor does further covenant and bind themselves, their heirs and assigns forever to warrant and forever defend the title to the said land to the said Grantee, its heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused their names to be affixed hereto on this 23rd day of June, 2004.

Grantor:

Bettye Louise Davidson

Bettye Louise Davidson

Henry Lee Davidson

Henry Lee Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, **Bettye Louise Davidson and husband, Henry Lee Davidson**, 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, at office, this 23rd day of June, 2004.

Cheryl L. Rothwell

Notary Public

My commission expires: 11-26-05

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 451 on the Plan of Haynes Manor, Section III, as of record in Book 4175, page 11, Register's Office for said County.

Said Lot No. 451 fronts 61 feet on the northeasterly side of Cravath Drive and extends back 190.8 feet on the northwesterly line and 134.7 feet on the southeasterly line to a dead line measuring 96.7 feet thereon.

Being the same property conveyed to Bettye Louise Davidson and husband, Henry Lee Davidson by warranty Deed of record in Instrument No. 20031009-0150277, Register's Office for Davidson County, Tennessee.