Davidson County DEEDWARR
Recvd: 09/13/04 14:46 2pgs
Fees:13.00 Taxes:540.20
20040913-0110294

File #43



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$146,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2004.

Notary Public

My commission expires: 4-9-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
K & L Properties, LLC	SAME	
1004 Fatherland		Map 082-15-0
Nashville, TN	37206	Parcel 221.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Van Alan Schwendimann and wife, Frances Aileen Schwendimann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

K & L Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 2, on the plan of Kleeman Property, (a resubdivision of Lots 3, 4, 5, 6 and 7 of the Henry Blood's Addition to Edgefield, said Henry Blood's Addition to Edgefield being of record in Book 21 page 5), of record in Book 5190, page 263, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Van Alan Schwendimann and wife, Frances Aileen Schwendimann, by instrument executed May 15, 1990, which is of record in Book 8110 page 335, Register's Office for Davidson County, Tennessee. Van Alan Schwendimann and Van Schwendimann is one and the same person. Frances Aileen Schwendimann and Frances Schwendimann is one and the same person.

THE above described property has located thereon a business known as "Main Street Car Wash", and all fixtures, equipment, and items related thereto, are hereby included and transferred to the grantees.

This is improved (XXX) Unimproved (____) property, known as **604 Main Street, Nashville, Tennessee 37206**

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 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 convenant 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 my/our hand(s) this 9th day of September, 2004.

Van Alan Schwendimannan

Frances Aileen Schwendimannan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Van Alan Schwendimann and wife, Frances Aileen Schwendimann,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **September, 2004.**

Notary Public

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

My Commission Expires: April 9, 2006