40-A

Davidson County DEEDWARR
Recvd: 01/12/05 11:14 2 pgs
Fees:13.00 Taxes:210.00
20050112-0004458

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

KG Capital, LLC
P. O. Box 68315
Nashville, TN 37206

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 83-13
PARCEL 220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Church of Salvation, Inc., a Tennessee corporation**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **KG Capital, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of East Edgefield, now East Nashville, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee. The legal descriptions in the prior deeds of record in Book 5169, page 255; Book 5938, page 587; Book 6854, page 977; and Book 8215, page 858, all in said Register's Office, contained an incorrect Plat Book and page recording reference.

Said Lot No. 177 fronts 50 feet on the northerly side of Shelby Avenue formerly Lee Street and runs back between parallel lines with the easterly margin of Eleventh Street, formerly Smith Avenue, 170 feet to an alley.

Being the same property conveyed to The Church of Salvation, Inc., by deed from Martin F. Nocton, Jr. and wife, Rubye Lee Nocton by Installment Deed of record in Book 6854, page 977; and in acknowledgement of the satisfaction of the indebtedness outlined in said Installment Deed, Martin F. Nocton, Jr. and wife, Rubye Lee Nocton executed a Quitclaim Deed to The Church of Salvation, Inc., of record in Book 8215, page 858, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to The Church of Salvation, Inc., by Quitclaim Deed from Jack Kirby, Laurel Gammon and Kenny Gammon, Trustees of the Family Worship Center, of record in Instrument No. 20050112 - 0004457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year as of the date of this transfer and become the responsibility of the Grantee. This conveyance is further subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1101 Shelby Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its heirs, assigns and representatives, to warrant and

covenant and bind itself, its heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 29 day of December, 2004.

The Church of Salvation, Inc.

By: Brenda F. Yates
Brenda F. Yates,
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Brenda F. Yates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of The Church of Salvation, Inc., the within named bargainor, a corporation, and that she as such Vice President, executed the within instrument for the purposes stated therein by signing the name of the corporation by herself as such Vice President.

Witness my hand and official seal this the 29 day of December 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $57,000.00.

member
AFFIANT

Subscribed and sworn to before me
this 11 day of January, 2005

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007