WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/05 16:16 3 pgs
Fees:18.00 Taxes:169.83
20050401-0035788

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
P & K Real Estate Investment Group	Same	119-1-370
5134 Evelyn Court		
Franklin, TN 37064		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,900.00

Affiant

Sworn to and subscribed before me this the 31st day of March, 2005.

Notary Public

My Commission Expires: 5-30-07

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Jerry and Melody Stephens, hereinafter called the Grantors, has bargained and sold and by these presents does hereby transfer and convey unto P & K Real Estate Investment Group, a Tennessee General Partnership, hereinafter referred to as Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

TRACT I:
Being the southerly part of the east 17 feet of Lot No. 91 and the southerly part of the west 33 feet of Lot No. 90 on the Map of Overhill City W. H. Fox Subdivision, of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Oriel Street, as a point 334 feet westerly from the west margin of Burbank Avenue, being 17 feet westerly from the corner of Lots Nos. 90 and 91; thence southerly parallel with said Burbank Avenue, 150 feet to the northerly margin of an alley; thence with the northerly margin of said alley, easterly 50 feet to a point; thence northerly and parallel with said Burbank Avenue 125 feet; more or less, to a point in the north margin of said parts of Lots Nos. 91 and 90, as conveyed under deed of record in Book 784, Page 266, Register's Office for Davidson County, Tennessee; thence in a northwesterly direction and on a straight line 57 feet, more or less, to the point of beginning.

TRACT II:
BEGINNING at a point the south line of Oriel Street, which is 334 feet west of the west line of Burbank Street; thence eastwardly with the south line of Oriel Street, 50

feet; thence southwardly on a line parallel with Burbank Street, 24 feet 2 inches; thence northwestwardly, on a straight line, 55 feet 6 inches to the point of beginning.

Being the same property conveyed to Jerry W. Stephens and wife Melody Stephens, by deed from Timothy Dale Kish of record in Book 10305, Page 946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters appearing of record, and 2005 taxes due to the Metropolitan Government of Nashville which have been prorated.

THIS IS IMPROVED PROPERTY KNOWN AS 309 ORIEL AVENUE, NASHVILLE, TENNESSEE 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, their successors and assigns forever, and the said Grantor covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenants and binds themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successor and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of March, 2005.

Jerry W Stephens
Jerry Stephens

Melody Stephens
Melody Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Stephens, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 31st day of March, 2005.

Melanie Oyharcabal
Notary Public

MELANIE OYHARCABAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-30-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melody Stephens, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 31st day of March, 2005.

Melanie Oyharcabal
Notary Public

My Commission Expires: 5-30-07

MELANIE OYHARCABAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.