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SLM

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/05 16:18 2 pgs
Fees:13.00 Taxes:192.03

20050401-0035790

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	119-6-85
5134 Evelyn Court		
Franklin, TN 37064		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $51,900.00

Affiant

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

Notary Public

My Commission Expires: 5-24-08

SALLY ELPERS NOTARY PUBLIC AT LARGE 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, J P Properties, a Tennessee General Partnership, hereinafter called the Grantor, 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, being Lot No. 24 on the Plan of Sterling Subdivision, Section One, as of record in Book 1424, page 97, Register's office for Davidson County, TN.

Said Lot No. 24 fronts 60 feet on the northerly side of Lutie Street and extends back between the parallel lines 158.4 feet on each side to a line in the rear, on which it measures 60 feet.
Being the same property conveyed (by Warranty Deed) to J.P. Properties, a Tennessee General Partnership in Book 11167, page 192 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record, and 2005 taxes due to the Metropolitan Government of Nashville have been prorated.

This is improved property known as 78 Lutie Street, Nashville, TN 37211.

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 Grantor further covenants and binds itself, and its 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 31 day of March, 2005.

G. Philip Anderson General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared G. Philip Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of J P Properties, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

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

Sally Elpers
Notary Public

My Commission Expires: 5-24-08

SALLY ELPERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.