Davidson County DEEDWARR
Recvd: 04/18/05 15:54 2 pgs
Fees:13.00 Taxes:2035.00
20050418-0043059

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
B & K Investments, LLC 2709 Tyne Blvd. Nashville, TN 37215	Same	Map 104-12-0, Parcel 14.00
This instrument prepared by: Marshall L. Hix, Esquire Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **James C. Burns, Jr. and wife, Mildred A. Burns** ("Grantor") has bargained and sold, and hereby transfers and conveys to **B & K Investments, LLC, a Tennessee limited liability company** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 58 on the Revised and Corrected Plan of Lots 43-44-57-58, in Christopher and Kirkman Subdivision, of record in Book 421, page 154, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 58 fronts 69 feet on the easterly margin of 20th Avenue South and extends back between parallel lines with the northerly line of Portland Avenue 159 feet to an alley.
>
> Being the same property conveyed to James C. Burns, Jr. and wife, Mildred A. Burns by deed from W. E. Coltharp, Sr. and wife, Dorothy M. Coltharp, as of record in Book 9112, page 325, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee; to any and all existing easements and restrictions of record; the plan of record in Book 421, Page 154, Register's Office for Davidson County, Tennessee; and to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1920 Portland Avenue Nashville, Tennessee 37212.

EXECUTED this 13 day of April, 2005.

James C. Burns, Jr.

Mildred A. Burns

Mildred A. Burns

STATE OF FLORIDA
COUNTY OF CLAY

Personally appeared before me, a Notary Public, James C. Burns, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 13 day of April, 2005.

JENNIFER M. MIMS
Notary Public - State of Florida
My Comm. Expires May 17, 2006
Commission # DD101550
Bonded By National Notary Assn.

Notary Public Jennifer Mims
FLADL ex 5/06

My Commission Expires: 17 May 2006

STATE OF FLORIDA
COUNTY OF CLAY

Personally appeared before me, a Notary Public, Mildred A. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 13 day of April, 2005.

JENNIFER M. MIMS
Notary Public - State of Florida
My Comm. Expires May 17, 2006
Commission # DD101550
Bonded By National Notary Assn.

Notary Public Jennifer Mims
FLADL ex 5/06

My Commission Expires: 17 May 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2005.

NOTARY PUBLIC

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
3-21-09