03

Kirby Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/19/05 09:28 2 pgs
Fees:13.00 Taxes:814.00
20050719-0083543

03-0506-32871

Address of New Owner:	Send Tax Bills to:	Tax Information
Noble Properties, Inc. 718 Thompson Lane, #108 Nashville, TN 37204	New Owner	104-16-0 379.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Houston Thomas Kinnard Jr. and wife, Nicole D. Kinnard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Victory Investment Properties, LLC, hereinafter called the Grantees, 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 the westerly 57 feet front and 148.9 feet rear of Lot No. 73, on the Plan of Belmont Land Company's Plan, of lots of record in Book 421, Page 34, Register's Office for said County, and described as follows:

Beginning at the southwest corner of said lot at the intersection of Elmwood Avenue and an alley; thence easterly along the northerly margin of Elmwood Avenue 57 feet to a point 10 feet west of the common corner of Lots Nos. 72 and 73; thence northerly parallel with the line between said two lots 188 feet to the southerly margin of an alley; thence westerly with the southerly margin of said alley, 148.9 feet to the northwest corner of Lot No. 73 at the intersection of another alley; thence southeasterly, along the easterly line of the last mentioned alley, 211.8 feet to the point of beginning.

Being the same property conveyed to Houston Thomas Kinnard, Jr. by Warranty Deed from Houston T. Kinnard and wife, Cynthia Hewlett Kinnard, dated January 24, 2003, of record in Instrument Number 20030131-0013399, Register's Office for Davidson County, Tennessee. Being further conveyed to Houston Thomas Kinnard, Jr. and wife Nicole D. Kinnard by Quitclaim Deed of record in Instrument Number 20030814-0016956, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1516 Elmwood Ave., Nashville, TN 37212

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of July, 2005.

Houston Thomas Kinnard Jr. Nicole D. Kinnard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Houston Thomas Kinnard Jr. and Nicole D. Kinnard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of July, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09