This Instrument Prepared By:
Marvin E. Kramer & Assoc., P.C.
400 Post Avenue, Suite 402
Westbury, N.Y. 11590

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Tennash Realty Corp., a Tennessee Cororation, ("Grantor") has bargained and sold, and hereby transfers and conveys to RICK KITCHEN and DEBORAH BURRIS-KITCHEN* ("Grantee"), and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

* husband and wife

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:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on subdivision plan of record in Book 1, Page 41, Chancery Court at Nashville, Davidson County, Tennessee.

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, andthat 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 962 Main Street, Nashville, TN 37206.

EXECUTED this 28 day of July, 2005

TENNASH REALTY CORP.

By: _____
Robert Baskind, President

Davidson County DEEDWARR
Recvd: 08/10/05 15:37 3 pg
Fees:18.00 Taxes:1665.00
20050810-0095056

STATE OF NEW YORK)
) ss.:

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New Owner: Rick Kitchen and Deborah Burris-Kitchen
962 Main Street, Nashville, Tennessee 37602

Send Tax Bills To:
New Owner

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 28th day of July, in the year 2005, before me, a Notary Public for the State and County aforesaid, ROBERT BASKIND, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Tennash Realty Corp., a corporation, and that he as such President, is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of July, 2005.

Notary Public

JACQUELINE DICRESCIO
Notary Public, State of New York
No. 02DI5002179
Qualified in Suffolk County
Commission Expires Sept. 21, 20 06

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

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Map -082-12-0
Parcel Nos. 296.00

EXHIBIT A

Legal Description Of Property

Being Lot No. 6 and part of Lot No. 7on the Plan of Jane A.M. Davis's Subdivision, as of record in Plan Book 1, Page 41, Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot No. 6 and part of Lot No. 7 front 90 feet on the southerly side of Main Street and extend back 170 feet between parallel lines to an alley.

Included in the about descriptions, but Excluded therefrom, are those portions of Lot No. 6 ad part of Lot No. 7 which were condemned by the Nashville Housing Authority as described by instruments of record in Book 4099, Page 446 and Book 4099, Page 450, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennash Realty Corp. a Tennessee Corporation by Warranty Deed from SwanFrost, Inc. dated May 4, 2004, of record in Instrument No. 20040507-0052135 Register's Office for Davidson County, Tennessee.