WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Poppy P. Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 October, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kuchnen	New Owner	MAP 105-01 PARCEL 165
	(NAME)	
1010 15th Avenue South		
	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PMPJ PROPERTIES, INC., a Tennessee corporation.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID KUCHNEN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 78 on the plan of the subdivision of the b. F. Shields and wife's heirs tract of land as of record in Book 57, page 31, Register's Office for said County.

Said Lot No. 78 fronts 50.5 feet on the easterly side of 15th Avenue South, formerly Howles Street, and runs back between parallel lines 141.1 feet to an alley.

Being the same property convey to PMPJ Properties, Inc. by deed of record in Instrument No. 20020701-0078694, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 1010 15th Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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(s) this ___ day of October, 2005.

PMPJ Properties, Inc.
Poppy P. Buchanan
BY: Poppy Buchanan, President

PMPJ Properties, Inc.
Janet K. Shands
BY: Janet K. Shands, as Secretary

Davidson County DEEDWARR
Recvd: 10/27/05 10:17 2 pgs
Fees:13.00 Taxes:962.00

20051027-0129802

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, Poppy Buchanan and Janet K. Shands, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Secretary respectively of the PMPJ Properties, Inc. the within named bargainor, and corporation, and that she as such President and she as such Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Poppy Buchanan, as such President and Janet K. Shands, as such Secretary.

WITNESS my hand and official seal this 21st day of October, 2005.

MY COMMISSION EXPIRES: 2-10-08

NOTARY PUBLIC

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008