Send Tax Statements To:
New Owner

This Instrument Prepared By:
William P. Nelms, Attorney
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129

Name and Address of New Owner:
K & S Group, LLC
3163 S. Church Street, Ste A
Murfreesboro, TN 37127

From Information Furnished
By The Parties

Map & Parcel No. 119-10-0-091.00

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/06 10:44 3 pgs
Fees:18.00 Taxes:629.00
20060613-0070147

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, **HILTON D. WALL**, hereinafter called the GRANTOR, have this day bargained and sold and do hereby transfer and convey unto **K & S GROUP, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 72, on the Plan of Hidden Acres Subdivision, according to plat appearing of record in Book 1130, page 89, of the Register's Office of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the westerly margin of Hartford Drive, being the northeasterly corner of the within described lot and the southeasterly corner of Lot 71; thence along the margin of Hartford Drive in a generally southerly direction 44.5 feet to a point; thence continuing along the westerly margin of Hartford Drive in a generally southerly direction 78.0 feet to a point; thence around a curve to the right, said curve having a radius of 20.0 feet or a distance of 31.4 feet to a point; thence along the northerly margin of Thompson Lane 121.2 feet to a point, said point being the southwesterly corner of the within described lot and the southeasterly margin of Lot 73; thence leaving the northerly margin of Thompson Lane and running in a generally northerly direction 166.7 feet to a point; thence running in a generally easterly direction 163.8 feet to the point of beginning.

INCLUDED in the above description but specifically EXCLUDED there from is the following described property:

BEING a 10 foot strip along the westerly side of Lot 72 on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, described according to a survey made October 7, 1959, by T.R. Sandford, Surveyor as follows:

BEGINNING in a northerly margin of Thompson Lane, being the southwesterly corner of Lot 72 (being also the southeasterly corner of Lot No. 73 on said Plan), and running thence northwardly along the common line between Lots 72 and 73, 166.7 feet to an iron pin at the southwesterly corner of Lot 71 on said Plan; thence easterly ten feet, more or less, along the southerly line of Lot No. 7 to the intersection of the broken line showing a 10-foot utility easement on Lot No. 72; thence southwardly along said broken line, parallel to and ten feet distance from

the easterly line of Lot No. 73, 165 feet, more or less, to the northerly margin of Thompson Lane; thence westwardly, along the northerly margin of Thompson Lane, ten feet, more or less, to the beginning.

BEING the same property conveyed to Hilton D. Wall, by Successor Trustee's Deed from George H. White, Trustee, dated March 7, 2005, appearing of record in Instrument No. 20050307-0024742, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to any and all matters shown on said plat of record in Book 1130, page 89; of said Register's Office.

SUBJECT property is investment property and is not now nor has it ever been the principal residence of the Grantor.

This is improved property known as 2825 Hartford Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee; and Grantor further covenants and binds himself, his heirs and assigns to forever warrant and defend the title to the said real estate to the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 9th day of June, 2006.

Hilton D. Wall

HILTON D. WALL

STATE OF TENNESSEE)
)
OUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **HILTON D. WALL**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 9th day of June, 2006.

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES
8-16-08

Audra D. Cross

NOTARY PUBLIC
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me this 9th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: _____

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 8-16-08

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