WARRANTY DEED

B-SFG-06-1103

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/17/06 11:23 2 pgs
Fees:13.00 Taxes:462.50

20060817-0101537

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxcia Lizarraga	Same (NAME)	
1103 Shelby Avenue (ADDRESS)	P.O. Box 68315 (ADDRESS)	83-13-219
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KG CAPITAL, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAXCIA LIZARRAGA, Married, hereinafter called the Grantee(s), their heirs and assigns, that 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. 178 ON THE PLAN OF EAST EDGEFIELD, OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 178 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELBY AVENUE (FORMERLY LEE STREET) AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY. INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM IS THAT TRACT CONVEYED TO THE NASHVILLE HOUSING AUTHORITY BY CLERK'S DEED OF RECORD IN BOOK 3399, PAGE 584, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF SHELBY AVENUE; THENCE WITH A LINE BEARING NORTH 6 DEGREES 54 MINUTES EAST, A DISTANCE OF 13.8 FEET; THENCE WITH A LINE BEARING SOUTH 75 DEGREES 58 MINUTES EAST, A DISTANCE OF 50.4 FEET TO THE EASTERLY MARGIN OF THE BELOW MENTIONED PROPERTY; THENCE WITH THE EASTERLY MARGIN WHOSE BEARING IS SOUTH 6 DEGREES 54 MINUTES WEST, A DISTANCE OF 7.5 FEET TO THE NORTHERLY MARGIN OF SHELBY AVENUE; THENCE WITH TH E NORTHERLY MARGIN WHOSE BEARING IS NORTH 83 DEGREES 06 MINUTES WEST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 532.5 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KG CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM THE CHURCH OF SALVATION, INC., A TENNESSEE CORPORATION RECORDED JANUARY 12, 2005 IN INSTRUMENT NO. 20050112-0004460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*Said property is not the primary residence of the Grantee.

unimproved ( )

This is improved (X) property, known as 1103 Shelby Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 4th day of August, 2006.

KG Capital, LLC

By: _____

Title: Principal

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of August, 2006, before me personally appeared Giachery Lizarraga, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Principal of KG Capital, LLC, the within named bargainor, a limited liability company, and that he/she as such Principal executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of August, 2006.

_____
Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903