WARRANTY DEED

B-SFG-06-1101

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Maxcia Lizarraga
Affiant

Subscribed and sworn to before me, this 8th DAY OF August, 2006.

Notary Public

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

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 (NAME)	MAP-PARCEL NUMBERS
Maxcia Lizarraga	Same	
1101 Shelby Avenue (ADDRESS)	P.O. Box 68315 (ADDRESS)	083-13-0 220.00
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 K G 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. 177 on the plan of East Edgefield, now East Nashville, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee. Said Lot No. 177 fronts 50 feet on the northerly side of Shelby Avenue, formerly Lee Street and runs back between parallel lines with the easterly margin of Eleventh Street, formerly Avenue, 170 feet to an alley.

Being the same property conveyed 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. 20050112-0004458, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1101 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.

Witness my/our hand(s) this 8th day of August, 2006.

K G Capital, LLC

By: _____

Title: Principal Not Member

Davidson County DEEDWARR
Recvd: 08/18/06 14:08 2 pgs
Fees:13.00 Taxes:536.50

20060818-0102271

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of August, 2006, before me personally appeared Giuchery 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 K G 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 8th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

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

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