THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 05/22/07 08:07 2 pgs
Fees:13.00 Taxes:447.70
20070522-0060726

Tax Map: 093-15-0-232.00

The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of May, 2007.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

K & K Leasing, Inc.
(Name)
23 Music Circle South
(Street Address)
Nashville, TN 37203

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Jack D. Walton, Jr., a married person,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **K & K Leasing, Inc., a Tennessee corporation,** its successors and/or assigns, hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being the southerly 33 feet of Lot No. 88 on the Plan of Isaac Paul's Elysian Grove Addition, of record in Plan Book 1, page 134, Chancery Court at Nashville.

Said part of Lot No. 88 fronts 33 feet on the easterly side of 4th Avenue South, (formerly Cherry Street), and runs back between parallel lines 135 feet, more or less to an alley.

Being the same property conveyed to Jack D. Walton, Jr., in Instrument No. 20000503-0044289, recorded May 3, 2000, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1014 4th Avenue South, Nashville, TN 37210. This is not the primary residence of the Grantor.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 17th day of May, 2007.

Jack D. Walton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jack D. Walton, Jr.**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 17th day of May, 2007.

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1/24/09