THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 06/28/07 12:42 4 pgs
Fees:23.00 Taxes:512.45
20070628-0077264

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
T & K Acquisitions, LLC 1000 Northcreek Drive, Suite 105 Goodlettsville, Tennessee 37072	Same	Map 083-07-0 Parcel 019.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 ($138,500.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLYDIA MAY ALDRIDGE (unmarried), AMBER SHEA WATSON (unmarried), AND MATTHEW O'NEAL ALDRIDGE (unmarried), JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** have this day bargained and sold, and does hereby transfer and convey unto the said **T & K ACQUISITIONS, LLC (a Tennessee limited liability company)**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the west 9 feet on Lot No. 7 and the east 91 feet of Lot No. 8, on the map of George C. Waters addition, of record in Plat Book 161, Page 141, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 7 and 8 adjoin and front together 100 feet on the north side of Waters Avenue or Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Clydia May Aldridge, Amber Shea Watson, and Matthew O'Neal Aldridge as joint tenants with right fo survivorship by deed from Clydia Ruth Aldridge pursuant to a Final Decree of Divorce dated July 15, 2003 recorded as instrument number 20051220-0152650 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $138,500.00.
Subscribed and sworn to before me
Bennett F. Bratcher
this 22nd of June, 2007. Affiant

Notary Public
My Commission Expires: 5-22-10

BENNETT F. BRATCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved property located at 1206 Waters Street, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that the we as grantors are seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves to warrant and forever defend the title to said real estate to said Grantee, her(successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 22nd day of June, 2007.

Clydia May Aldridge

Amber Shea Watson

Matthew O'Neal Aldridge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, Clydia May Aldridge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN, Tennessee, this the 22nd day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 5-22-10

BENNETT F. BRATCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, Amber Shea Watson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22nd day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 5-22-10

BENNETT F. BRATCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, Matthew O'Neal Aldridge, the within named bargainor, 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 at Goodlettsville, Tennessee, this the 22nd day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 5-22-10

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.