RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

ADDRESS NEW OWNER:
Ann Marie Ives
Lois M. Ives
9 Waters Avenue
Nashville, TN 37206

SEND TAX BILL TO:
Wells Fargo Bank, N.A.
2600 Lake Lucien Drive #312
Maitland, FL 32751

Davidson County DEEDWARR
Recvd: 11/17/08 14:07 2 pgs
Fees:13.00 Taxes:1298.70
20081117-0113281

MAP & PARCEL NOS.:
08307001900

This instrument prepared by (without the benefit of a title search or title insurance):
Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **T & K Acquisitions, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ann Marie Ives, unmarried, and Lois M. Ives, unmarried, as joint tenants with rights of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

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 part 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 T & K Acquisitions, LLC (a Tennessee limited liability company), by Warranty Deed recorded on June 28, 2007, from Clydia May Aldridge (unmarried), Amber Shea Watson (unmarried), and Matthew O'Neal Aldridge (unmarried), joint tenants with right of survivorship in Instrument No. 20070628-0077264, Register's Office for Davidson County, Tennessee.

This is property with a common address of 9 Waters Avenue, Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantor; (2) The Plan of Record in Book 161, Page 141, said Register's office and all matters therein; (3) Any and all Restrictions and Easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $351,000.00.

Affiant

Subscribed and sworn before me this 14th day of November, 2008.

My Commission Expires: 05.08.2012

Notary Public

JASON CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **14th** day of **November, 2008**.

T & K Acquisitions, LLC,
a Tennessee limited liability company

By: Kenneth J. Kiel, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Kenneth J. Kiel with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged himself to be a Member of T&K Acquisitions, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 14th day of November, 2008.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0811-198.wd