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THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* BILL GARRETT, Davidson County Trans:T20090087734 DEEDWARR Recvd: 12/30/09 16:14 3 pgs Fees:18.00 Taxes:2580.75 20091230-0118683 NOTARY PUBLIC Douglas A. Brace My Commission Expires May 6, 2013 STATE OF TENNESSEE	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $697,500.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2009.* *Notary Public* *My commission expires:*

Name and Address of New Owner:

JKS Investments, LLC
217 Louise Avenue
Nashville, TN 37203

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
217 Louise Avenue Nashville, TN 37203	92-15-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM A. KELLY,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **JKS INVESTMENTS, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 and the northerly 42 feet of Lot No. 13 on the Plan of P.D. Maddin's Subdivision of Part of the Elliston Property, as of record in Book 57, page 139, Register's Office for Davidson County, Tennessee, that part of a 10-foot alley in the rear of said lots and the northeast part of Lot No. 14 on the plan of part of the Elliston property, as of record in Plan Book 1, page 105, Chancery Court at Nashville, described as a whole as follows:

Beginning at the southwest corner of Louise Avenue and State Street, thence with the westerly margin of said Avenue, southerly 92 feet to the northeast corner of the property conveyed to Virginia P. Goodpasture by deed from J. M. Medlin and Company, Inc., of record in Book 2903, page 533, said Register's Office, thence with said Goodpasture's northern boundary line westerly 168 feet to the easterly margin of an alley opened by agreement of record in Book 185, page 55, said Register's Office; thence with the easterly margin of said alley northerly 92 feet to the southerly margin of State Street, thence with the same easterly 168 feet to the beginning.

Being the same property conveyed to William A. Kelley by Warranty Deed dated July 13, 1984, from Bruce G. Davis, Trustee of record in Book 6337, page 920, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 217 Louise Avenue, Nashville, TN 37203.

The conveyance of the above described parcel of land is subject to the following:

1. Davidson County taxes for the year 2010 and subsequent years, a lien, but not yet due and payable. Davidson County taxes for 2009 have been paid.

2. General or special taxes and assessments required to be paid in the year 2010 and subsequent years.

3. Encroachments, overlaps, boundary line disputes, easements or claims of easements not shown by the public records, and any matters which would be disclosed by an accurate survey and inspection of the premises.

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, its successors and 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 assigns, to warrant and forever defend the title to the said land to the Grantee, its successors 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.

JANE P. KELLY, the wife of WILLIAM A. KELLY, does not join in this conveyance as the as subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS my hand this 30th day of December, 2009.

WILLIAM A. KELLY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM A. KELLY, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this the 30th day of December, 2009.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

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