Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,575.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 3-27-99 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
GREGORY S. PERRONE
DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

BOOK 11306 PAGE 233

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny B. King	Associates Financial Services	Part Of
(NAME)	(NAME)	181-00-0-10000
6541 Broken Bow Drive	911 Two Mile Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Goodlettsville, Tennessee 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene A. Collins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny B. King and wife, Paulette King

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 43 on the Plan of Section One of Indian Creek Estates, as of record in Book 9700, pages 556 and 557, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise by Deed from Benedict Marino and wife, Catherine M. Marino, of record in Book 10165, page 735, said Register's Office in Davidson County, Tennessee. By Quitclaim Deed of record in Book 11306, page 231, said Register's Office, Gregory S. Perrone, Trustee quitclaimed all his right, title and interest in subject property to Eugene A. Collins.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 9077, page 556 and 557; Aall matters appearing on the Plan of record in Plat Book 9700, page 391; Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553; By-Laws of record in Book 11033, page 509, Dedication of Common Areas of record in Book 11033, page 519; Charter of record in Book 11031, page 79; Storm Water Detention Agreement of record in Book 10729, page 380; and Easement for family cemetery for Richard J. Byrd and wife, and their decendants and immediate families of record in Book 6549, page 403; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6541 Broken Bow Drive, Antioch, Tennessee 37013
(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 GRANTEES, their heirs and assigns forever: and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of December, 19 98

Eugene A. Collins by Patricia A. Collins

Eugene A. Collins by his Attorney-in-Fact Patricia A. Collins

BOOK 11306 PAGE 234

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Patricia A. Collins with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Eugene A. Collins the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Eugene A. Collins the within named bargainor(s) by the said Patricia A. Collins as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 3-27-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
March 27, 1999

WARRANTY DEED

FROM

Eugene A. Collins

TO

Johnny B. King and wife,
Paulette King

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

5529 01/21 0101 03CHECK 619.93

99 JAN 21 PM 1:45
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

053934 7

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11306 PAGE 235

0539347

IDENTIFICATION REFERENCE

99 JAN 21 PM 1:45

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

	AMT
	164575.00
CON TX	608.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	619.93
CHECK	619.93

01/21/99 01 13:44 0001 5529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414952