ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Imogene J. Mullins Ronald D. Mullins 9056 Highway 100 Nashville TN 37221	NEW OWNER	MAP and PARCEL Part of 168-17

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 11324 PAGE 320

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, **James H. King, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Imogene J. Mullins and ~~Ronald~~ Donald D. Mullins, wife and husband** (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:

Being a tract of land as shown on Property Map 168, Assessor's Office and lying in Davidson County, Nashville, Tennessee, bounded in general by South Harpeth Road on the East; Joseph E. Derrick on the South; Kenneth A. Caruthers II on the West and James H. King on the North, more particularly described as follows:

Beginning at an iron pin set on the West margin of South Harpeth Road (25' from the center), located N 83 deg. 11 min. 02 sec. E 1.05 ft. from an existing iron pipe, and the Northeast corner of Joseph E. Derrick (ref. Deed Book 9504 Page 867) thence leaving said road and with Derrick's North fence line S 89 deg. 31 min. 30 sec. W 327.46 ft. to an iron pin set in the fence; thence N 86 deg. 03 min. 13 sec. W 187.63 ft. to an iron pin set in the fence, Kenneth A. Caruthers II Southeast corner (ref. Deed Book 10478 Page 604 R.O.D.C.); thence leaving Derrick and with Caruther's East fence line N 34 deg. 51 min. 19 sec. W 246.40 ft. to an iron pin set at a fence corner, the Southeast corner of James H. King (ref. Deed Book 4197, Page 83, R.O.D.C.); thence leaving Caruthers and with King's East Line N 54 deg. 08 min. 23 sec. E 359.37 ft. to an iron pin set on the West margin of South Harpeth Road; thence leaving James H. King and with the margin of said road and a curve to the left having the following characteristics:
Delta = 00 deg. 42 min. 50 sec.; Radius = 806.25 ft.; Arc = 10.04 ft.; Tangent = 5.02 ft.; Chord = S 30 deg. 28 min. 21 sec. 10.04 ft. to an iron pin set; the northeast corner of James H. King easement; thence with a curve to the left having the following characteristics:
Delta = 04 deg. 58 min. 21 sec.; Radius = 806.25 ft.; Arc = 69.97 ft.; Tangent = 35.01 ft.; Chord = S 33 deg. 18 min. 57 sec. E 69.95 ft. to an iron pin set; thence S 35 deg. 48 min. 07 sec. E 179.03 ft. to an iron pin set; thence with a curve to the left having the following characteristics:
Delta = 19 deg. 50 min. 06 sec.; Radius = 875.73 ft.; Arc = 303.17 ft.; Tangent= 153.12 ft.; Chord = S 45 deg. 43 min. 10 sec. E 301.66 ft. to the point of beginning, containing 3.29 acres, more or less and being C.D. King property as recorded in Deed Book 1345, Page 206 and line agreement in Deed Book 3221, Page 163, R.O.D.C., as recorded in Register's Office of Davidson County and Nashville, Tennessee according to a survey by Randolph L. Chapdelaine R.L.S. #1444,

7111-B Sweetgum Road, Fairview, Tennessee 37062 and dated July 15, 1998.

The above described tract is subject to a prescriptive Ingress-Egress Easements described as follows: Beginning at an iron pin set at the Southeast corner of Kenneth A. Caruthers II (ref. Deed Book 10478 Page 604 R.O.D.C.) in Joseph E. Derrick's North fence line (ref. Deed Book 9504, Page 867 R.O.D.C.) thence leaving Derrick and with Caruthers N 34 deg. 51 min. 19 sec. W 49.58 ft. to a point in the center of a gravel drive leading to South Harpeth Road; thence with the center of an ingress and egress easement and center of said gravel drive S 86 deg. 31 min. 43 sec. E 164.48 ft. to a point; thence S 87 deg. 13 min. 13 sec. E 128.54 ft. to a point; thence S 88 deg. 15 min. 34 sec. E 140.01 ft. to a point; thence N 84 deg. 05 min. 55 sec. E 40.64 ft. to a point; thence N 71 deg. 15 min. 09 sec. E 46.75 to a point in the center of South Harpeth Road.

The above described tract is subject to all easements, restrictions, covenants of record.

Being the same property conveyed to C.D. King and wife, Katherine Cartwright King, by deed of record in Book 1345, Page 206, Register's Office for Davidson County, Tennessee. The said C.D. King died on or about September 4, 1976, leaving Katherine Cartwright King as the sole surviving tenant by the entirety. The said Katherine Cartwright King died intestate on or about February 9, 1997, and left surviving her as the only heirs at law, Imogene J. Mullins and James H. King. See Affidavit of Heirship recorded simultaneously herewith.

Hazel Joyce Reed King, spouse of James H. King, hereby joins in this conveyance to convey any and rights she may have in said property including but not limited to any marital rights therein.

This is property with a common address of 9570 South Harpeth Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property Taxes for the current year, and any prior years, said taxes being assumed by the Grantee herein;
2) Any and all easements and restrictions of record;
3) Agreements of record in Book 4180, Page 686, and in Book 3221, Page 163, both in said Register's Office.

PROPERTY IS BEING CONVEYED "AS IS."

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $50,000.00.
[
[
[Subscribed and sworn before me this 26th day of January, 1999.
[
[My Commission Expires: 3/23/2002

Imogene J. Mullins
Affiant

Notary Public

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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 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 **26th** day of **January, 1999**.

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X James H. King
James H. King

X Hazel Joyce Reed King
Hazel Joyce Reed King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James H. King and wife, Hazel Joyce Reed King**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **26th** day of **January, 1999**.

Notary Public
My Commission Expires: 3-23-2002

File No. 9812-242.wd

0544461
IDENTIF. & REFERENCE

99FEB-3 AM 9:52

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

0080 02/03 0101 03CHECK 200.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11324 PAGE 323

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

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	200.00
CHECK	200.00

02/03/99 01 09:51 0001 0988

0544461
IDENTIF. ↑ REFERENCE

99FEB-3 AM 9:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420334