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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS. $54,100.00

Tim King Chief Mgr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9/13/99.

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
King Properties & Investment, LLC	Traders National Bank	71-12-309
1421 Lischey Ave.	120 North Jackson Street	
Nashville, Tennessee 37207	Tullahoma, Tennessee 37388	
(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, **JAMES W. REED, III, AND ANDREW JAY REED, DEVISEES OF THE WILL OF JAMES W. REED, JR., DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KING PROPERTIES & INVESTMENT, LLC** , 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. 2 on the Plan of Joy Floral Company Property, as of record in Book 5210, page 161, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a metes and bounds description.
BEING the same property conveyed to James W. Reed, Jr. by Quitclaim Deed from James W. Reed, Jr. and wife Carol C. Reed, of record in Book 6664, Page 523, Register's Office for Davidson County, Tennessee. The said James W. Reed, Jr. having since died vesting the property in James W. Rees, III and Andrew Jay Reed by Will of record in Will Book 229, Page 129, Probate #99P-1151, Probate Court for Davidson County, Tennessee.

This is the same description as in previous deed of record
Taxes for 1999 have been pro-rated and assumed by Grantee
James W. Reed, III executed this instrument on behalf of Andrew Jay Reed pursuant to a Power of Attorney which is being placed of record currently herewith.
The executor joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.
THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 1421 Lischey Ave., Nashville, TN 37207
(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 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.

MAP 071 PARCEL 012.00 CHECK 211-17

WITNESS my/our hand(s) this 9th day of September, 1999.

James W Reed III EXECUTOR OF THE ESTATE OF JAMES W REED JR

James W. Reed,III. executor of the Estate of James W. Reed, Jr., and individually

ANDREW JAY REED BY James W Reed III as on ATTORNEY-IN-FACT

Andrew Jay Reed, by James W. Reed, III, as an Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Gene W. Floyd, a Notary Public in and for said County and State, the within named James W. Reed,III. executor of the Estate of James W. Reed, Jr., a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 9th day of September, 1999

Commission expires: January 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Gene W. Floyd — Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Reed,III, Attorney-In-Fact for Andrew Jay. Reed bargainor(s) 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 office, this the 9th day of September, 1999.

Gene W. Floyd — Notary Public

My Commission Expires:01/27/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Reed, III, individually, the bargainor(s) 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 office, this the 9th day of September, 1999

Gene W. Floyd — Notary Public

My Commission Expires:01/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAIL TO: PLAINTIFF'S REFERENCE

99 OCT -1 AM 11:56

BILL GARNETT REGISTER DAVIDSON COUNTY, TN.

06116663

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

99 OCT -1 AM 11:57.
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0641663

ADDITIONAL REFERENCE

CAMT	54100.00
CON TX	200.17
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	211.17
CHECK	211.17

10/01/99 01 12:00 0001 4647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522545