TNI 14061

63

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 43,500.00

Affiant

Subscribed and sworn to before me, this 17th day of February, 2000.

My commission expires

Notary Public

JEFF HENAULT NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE
My Commission Expires January 31, 2004

WARRANTY DEED

Instr:200002240018154 Page: 1 OF 2
REC'D FOR REC 02/24/2000 11:07:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $345.95

Address of New Owner & Send Tax Bills to:	Prepared By:
	Robbie L. McLean 5342 Western Ave. Knoxville, TN 37921
3933 BRADLEY COURT ANTIOCH, TN 37013	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 148-14-0/145.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MALVIN L. GRIMES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

RONALD KING AND TYRA KING

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 58 ON THE REVISED PLAN OF HAYWOOD FOREST, AS OF RECORD IN BOOK 5200, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MALVIN L. GRIMES, BY WARRANTY DEED FROM DAVID W. DECKARD AND WIFE, TAMERA K. DECKARD, DATED NOVEMBER 13, 1992, AND RECORDED NOVEMBER 17, 1992 IN BOOK 8788, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3933 BRADLEY COURT, ANTIOCH, TN 37013

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of February, 2000.

Malvin L. Grimes

State of Tennessee
County of Davidson

On this 17th day of February, 2000, before me personally appeared Malvin L. Grimes to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

JEFF HENAULT NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Notary Public

My Commission Expires January 31, 2004

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.