Instr:200003210028764 Page: 1 OF 2
REC'D FOR REC 03/21/2000 12:28:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $995.30

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys at Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $269,000.00

John Terrence King
Affiant

Subscribed and sworn to before me, this 20th day of March, 2000.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS JOHN T. KING	CTX MORTGAGE COMPANY	MAP 130-7
4306 HARDING PLACE	P.O. Box 199000	PAR 42.00
NASHVILLE, TN 37205	Dallas, Texas 75219	FB BM 08350

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM W. HASTINGS AND WIFE, TRICIA S. HASTINGS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN TERRENCE KING AND WIFE, VICTORIA KING, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4306 Harding Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2000.

William W. Hastings
WILLIAM W. HASTINGS

Tricia S. Hastings
TRICIA S. HASTINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM W. HASTINGS AND TRICIA S. HASTINGS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2000.

My Commission Expires:

MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 100 feet of the westerly 200 feet of Lot No. 191 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown as Lot No. 191-B on the Map of a Resubdivision of Parts of Royal Oaks, as of record in Book 974, pages 4 and 5, said Register's Office.

Said Lot No. 191-B fronts 100 feet on the northerly side of Harding Place and runs back between lines, 260 feet on the easterly line and 256.6 feet on the westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to William W. Hastings and wife, Tricia S. Hastings, and James O. Hastings, Jr., married, by deed from J. Carlton Smith, Jr. and wife, Rebecca B. Smith, of record in Book 10193, page 448, said Register's Office. The said James O. Hastings, Jr. conveyed his interest in said property to William W. Hastings and wife, Tricia S. Hastings, by quitclaim deed of record in Book 10867, page 937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, and Book 974, pages 4 and 5, said Register's Office.