PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42630
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/06/01 15:47 2pgs
Fees:13.00 Taxes:1498.50
20010706-0072500

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Grant, III Mary H. Grant 105 Lexington Court Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-01-J-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 405,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey L. King and spouse, Teri King,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Grant, III and spouse, Mary H. Grant,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Lexington Green, Phase 2 of record Book 6900, Page 798, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey L. King and wife, Teri L. King by deed from Rockford Realty & Construction Company, Inc. of record in Book 8160, Page 334, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 798, said Register's Office, which Plan shows a 30 foot minimum building setback line from Hobbs Road, together with a designated building site and a 15 foot easement for electrical along the easterly line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 7700, Page 476, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 105 Lexington Court, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2001.

Jeffrey L. King

Teri King

State of Tennessee
County of Davidson

On this 29th day of June, 2001, before me the undersigned authority, personally appeared **Jeffrey L. King** and **Teri King**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 405,000.00

Affiant

Sworn and subscribed before me on the 29th day of June, 2001.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public