Davidson County DEEDWARR
Recvd: 07/02/02 10:40 2pgs
Fees:13.00 Taxes:336.70
20020702-0079302

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Clifford O. Howard Sr.
8009 Bonnafair Drive
Hermitage, TN 37076

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 65-9
PARCEL 5.00
04D-60036

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert Wayne King and wife, Carla Marie King hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clifford O. Howard Sr., TRUSTEE, REVOCABLE LIVING TRUST hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 35, on the Plan of Sherwood Forest Subdivision, Section 2, of record in Plat Book 4300, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert W. King and wife, Carla Marie King, by deed from Steven D. Tyler and wife, Deborah B. Tyler of record in Book 5635, Page 26, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. This conveyance is subject to restrictions of record in Book 4465, Page 184, and as amended in Book 4482, Page 427; made applicable in Book 4546, Page 202, and such easements and setback lines of record in Plat Book 4300, Page 125, said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantee.

This is improved property known as 4872 Big Horn Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clifford O. Howard Sr., TRUSTEE, REVOCABLE LIVING TRUST, its successors and assigns, forever; and we, Robert Wayne King and wife, Carla Marie King do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of June, 2002.

Robert Wayne King

Robert Wayne King

Carla Marie King

Carla Marie King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Wayne King and wife, Carla Marie King the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of June, 2002.

Grace W. Floyd

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 91,000.00.

Clifford C. Howard Sr

AFFIANT

Subscribed and sworn to before me this 28th day of June, 2002.

Grace W. Floyd

NOTARY PUBLIC
My Commission Expires: 11/27/2004