Davidson County DEEDWARR
Recvd: 05/22/03 11:49 2pgs
Fees:13.00 Taxes:638.25
20030522-0070095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of May, 2003.

Notary Public

My Commission Expires: 11-22-06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Jason King and Mary Cook King
7929 Boone Trace
Nashville, Tennessee 37221

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P. O. Box 57028
Irvine, CA 92619-7028

MAP-PARCEL NUMBERS:
126-15-A-56

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leslie M. Burton, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert Jason King and wife, Mary Cook King** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 268, Phase One on the Plan of Boone Trace at Biltmore, as of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Leslie M. Burton, unmarried, by Deed from Fox Ridge Homes, Inc. of record in Book 9970, page 293, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7265, Page 657; Instrument No. 200001260008529; Instrument No. 20010717-0075902;Register's Office for Davidson County, Tennessee.

Easement of record in Book 8992, Page 63 and Book 9665, page 420, Register's Office for Davidson County, Tennessee.

Subject to Charter of Boone Trace at Biltmore Homeowners Association of record in Book 9607, page 534, said Register's Office.

Subject to all matter on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, page 470, said Register's Office.

Conveyance of common areas by Quitclaim Deed from NVR, Inc. D/B/A Fox Ridge Homes and Tennessee Contractors, Inc. unto Boone Trace Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7929 Boone Trace, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 16th day of May, 2003.

Leslie M. Burton

Leslie M. Burton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie M. Burton, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2003.

Notary Public

My Commission Expires: 11-22-05

08203-BP