Return to:
First Title and Escrow Company, Inc.
File number 21516
Box 9B

Davidson County DEEDWARR
Recvd: 08/26/03 08:03 3pgs
Fees:18.00 Taxes:2590.00

20030826-0123330

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2003. Notary Public My Commission Expires

GEORGE V. CRAWFORD JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Cannon King and wife, Catherine King 618 Lynnwood Blvd. Nashville, TN 37205	Send Tax Bills To: First Alliance Bank 8201 Cypress Plaza Dr. Suite 100 Jacksonville, FL 32256	Map-Parcel Number: 130-03-100.00 BM 1285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY G. TIRRILL**, * married hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **CANNON KING AND WIFE, CATHERINE KING**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being part of Lots Nos. 204 and 205 on the Map of the Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, described according to a copy of a survey thereof made November 16, 1946, by Norris H. Hickerson, Surveyor, as follows:

Beginning at a point in the east margin of Lynwood Boulevard, at an iron pin 180 feet North of the north margin of Iroquois Avenue; thence South 76 deg. East 249.4 feet to the east line of Lot No. 205, said point being an iron pin 41 feet north of the original corner between Lots Nos. 205 and 206; thence with the east line of Lot No. 205 North 9 deg. 30 min. East 175 feet to an iron

pin which is 14.71 feet North of the original corner of Lots Nos. 204 and 205; thence North 77 deg. 15 min. West 223.8 feet to an iron pin at the east margin of Lynwood Boulevard, being 45.87 feet North of the Lots Nos. 204 and 205; thence with the margin of the said Boulevard, South 17 deg. 30 min. West 170 feet to the point of beginning.

TRACT NO. 2:
Land lying in the Seventh (7th) Civil District of Davidson County, Tennessee, and being parts of Lots Nos. 222 and 223 of the subdivision of Royal Oaks, as of record in Book 421, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southeast corner of the tract of land conveyed to Frances Orr Vance by deed from Franklin M. Vess and wife, of record in Book 1491 page 387, Register's Office for Davidson County, Tennessee; thence South 76 deg. 0 min. East 94 feet to a point; thence North 6 deg. 40 min. East 177.6 feet to a point; thence North 77 deg. 15 min. West 84.8 feet to a point, the said point being the northeast corner of the said property conveyed to Frances Orr Vance by deed from Franklin M. Vess and wife; thence with the eastern line of said property, South 9 deg. 30 min. West 175 feet to the point of beginning.

Being the same property conveyed to Willard O. Tirrill, III and wife, Mary G. Tirrill by deed from Rollin A. Daniel, Jr., individually and as executor of the estate of Ann K. Daniel, of record in Book 4884, page 581, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9722, page 708, Register's Office for Davidson County, Tennessee, Willard O. Tirrill, III conveyed all right, title and interest in subject property to Mary G. Tirrill.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, pages 102 and 103, Register's Office for said County.

This is improved property known as 618 Lynnwood Blvd., Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of August, 2003.

Mary G. Tirrill

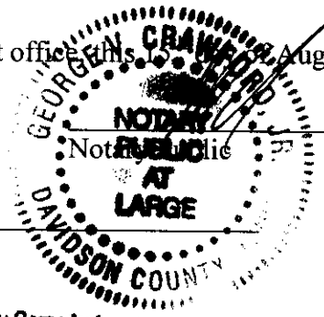
Willard O. Tirrill, III

By: Mary Olivia G. Tirrill attorney in fact
Mary Olivia G. Tirrill, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY G. TIRRILL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2003.



Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

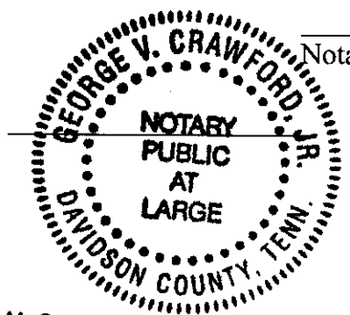
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY OLIVIA G. TIRRILL** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of August, 2003.

Notary Public

My Commission Expires:



My Commission Expires JULY 21, 2007