Return To:

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

**File Box 9B:**
**First Title & Escrow Co., Inc.**
**FTEC File No. 21378**

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of AUGUST, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

## WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Mr. and Mrs. David A. King | Wachovia Mortgage Corporation | MAP 103-13 |
| 305 Hillwood Boulevard | P.O. Box 57664 | PAR 027 |
| Nashville, TN 37205 | Jacksonville, FL 32241 | FB 08DZ 51620 |

**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, GAREY M. KELTNER AND WIFE, ELIZABETH M. KELTNER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID A. KING AND WIFE, CATHY L. 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 305 Hillwood Boulevard, 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.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21st day of AUGUST, 2003.

GAREY M. KELTNER

ELIZABETH M. KELTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GAREY M. KELTNER AND WIFE, ELIZABETH M. KELTNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of AUGUST, 2003.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 08/29/03 08:24 2pgs
Fees:13.00 Taxes:3145.00

20030829-0125498

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hillwood Estates, Section 3, as of record in Plat Book 1835, page 135, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Garey M. Keltner and wife, Elizabeth M. Keltner by deed dated April 3, 2003 from Penny A. Belden, unmarried of record in Instrument No. 20030409-0047095, Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 135, said Register's Office.