PREPARED BY (AND RETURN TO):

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WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 09/08/03 11:05 2pgs
Fees:13.00 Taxes:1272.80
20030908-0130715

W & I Ref: (GJ) Title No: 45017

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Frank Fernandez Jennifer Fernandez 1601 Harding Place Nashville, Tennessee 37215	New Owners

TAX MAP-PARCEL NUMBERS: 131-9-35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$344,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward Calhoun King and spouse, Sharon Marie King**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank Fernandez and spouse, Jennifer Fernandez** 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. 13 on the Plan of Section Three, Seven Hills, of record in Book 2663, page 89, Register's Office for said County.

Said Lot No. 13 , which is a corner lot fronts 208.0 feet on the southerly margin of Harding Place and fronts 350.0 feet on the westerly margin of Toddington Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 233.0 feet on the southerly line and 375.0 feet on the westerly line to a point of intersection.

Being the same property conveyed to Edward Calhoun King and Sharon Marie Brock, as joint tenants with rights of survivorship by Quitclaim From Wilkins & Ivey, Trustee, By Percy Wilkins, Jr., of record in Book 9471, page 51, Register's Office for Davidson County, Tennessee. Edward Calhoun King and Sharon Marie Brock have since married.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 89, said Register's Office.

This is improved property, known as: 1601 Harding Place, Nashville, Tennessee 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 28th day of August, 2003 .

Edward Calhoun King

Sharon Marie King

State of TENNESSEE
County of WILLIAMSON

On this 28th day of August, 2003 , before me the undersigned authority, personally appeared **Edward Calhoun King and Sharon Marie 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $344,000.00

Affiant

Sworn and subscribed before me this 29th day of August, 2003

My Commission Expires: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public