File #200350765

JEREMY GOURLEY NOTARY PUBLIC RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,900.00.

Deborah D Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 15th~~ day of September, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debbie Beasly	Columbia National	Map 98-5-0
(NAME) 5225 Dove Trail	(NAME) 7142 Columbia Gateway Dr.	Parcel 117.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Columbia, Md. 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES D. KING, MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DEBBIE BEASLY, UNMARRIED**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 18A, on the Plan of Zone Lot Division, Lots 16 and 18, Hunter's Point Subdivision, as shown by plat appearing of record in Plat Book 5200, Page 736 and amended in Book 6200, Page 185, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James D. King, unmarried by Warranty Deed dated September 21, 1998 of record in Book 11122, Page 250, Register's Office for Davidson County, Tennessee. The said James D. King, unmarried, having since married, now known as James D. King, married.

This conveyance is subject to the following: Restrictive Covenants of record in Book 3814, Page 592, Book 3897, Page 925, Book 6207, Page 609 and Book 6279, Page 741; Charter for Hunter's Point Homeowners' Association of record in Book 6256, Page 293; and, any and all matters shown on plat of record in Plat Book 5200, Page 736 an amended in Plat Book 6200, Page 185; all in the Register's Office for Davidson County, Tennessee. Easement for utility services and party walls for use in common with owners of attached appurtenant improvements (Zone Lot).

Leah King, spouse of James D. King, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 5225 Dove Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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 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.

Davidson County DEEDWARR
Recvd: 09/17/03 10:33 2pgs
Fees:13.00 Taxes:269.73
20030917-0137151

Witness our hands this 15th day of September, 2003.

James D. King

Leah King

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James D. King, and Leah King who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of September, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076