WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 8-22-05
(AFFIX SEAL)

CHAD ANTHONY WILSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 08/22/2005

Davidson County DEEDWARR
Recvd: 09/29/03 10:50 2pgs
Fees:13.00 Taxes:462.50

20030929-0143332

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jolyon H. King	Washington Mutual Bank, FA	MAP 133-12
(NAME)	(NAME)	
205 Nunley Drive	3883 Airway Drive	PARCEL 154
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Santa Rosa, CA 95403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, K. Gerald Howell and wife, Tommie J. Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jolyon H. King and Marcia M. King, husband and wife

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:

Being Lot No. 49 on the plan of Section Three, Valley View Meadows, as of record in Book 3700, page 93.

Said Lot No. 49 fronts 78.0 feet on the southerly margin of Nunley Drive and extends back 121.62 feet on the easterly line and 112.46 feet on the westerly line, to a broken line in the rear, measuring 88.44 feet thereon.

Being the same property conveyed to K. Gerald Howell and wife, Tommie J. Howell by deed from Clayton H. Agee and wife, Pamela J. Agee of record in Book 5305, page 912, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3673, page 439; Book 3770, page 214, made applicable by instrument of record in Book 4065, page 227; and Book 4082, page 106, said Register's Office.

This conveyance is subject to any and all existing easements of record including easements of record in Book 3182, page 261, Book 3498, page 196 and Book 3504, page 80, and to all matters shown on the plan of record in Book 3700, page 93, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 205 Nunley Drive, Nashville, TN 37211
(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 we do 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 we do further covenant and bind ourselves, our 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 our hand s this 21st day of July, 2003

K. Gerald Howell

Tommie J. Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Gerald Howell and wife, Tommie J. Howell

the bargainor s, 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 and official seal at Nashville, Tennessee, this 21st day of July, 2003.

Commission expires 5-20-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public