Davidson County DEEDWARR
Recvd: 05/11/04 09:19 2pgs
Fees:13.00 Taxes:439.93

20040511-0053553

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$118,900.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF April, 2004.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-29-2005
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne T. King 4865 Big Horn Drive Old Hickory, TN 37138	Franklin American Mortgage 501 Corporate Centre Dr. Franklin, TN 37067	Map 65.13 Parcel 42

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, we,

Virgil R. Rose, Jr. and wife, Nancy C. Rose

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Wayne T. King, 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 LOT NO. 56 ON THE PLAN OF SHERWOOD FOREST SUBDIVISION, SECTION 2, OF RECORD IN BOOK 4300, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO VIRGIL R. ROSE, JR. AND WIFE, NANCY C. ROSE BY DEED FROM BETTY HYNEK, UNMARRIED, DATED MARCH 21, 1996, AND OF RECORD IN BOOK 9987, PAGE 361, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4300, Page 125, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4546, Page 202, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4865 Big Horn Drive, Old Hickory, TN 37138
(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 30th day of April, 2004.

Virgil R. Rose, Jr.

Nancy C. Rose

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Virgil R. Rose, Jr. and wife, Nancy C. Rose, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076