This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-521625**

PICK-UP

Davidson County DEEDWARR
Recvd: 05/26/04 09:26 3pgs
Fees:18.00 Taxes:5254.00
20040526-0061643

WARRANTY DEED

THIS INDENTURE, made and entered into this **May 24, 2004**, by and between **Bradley MacLean and Cindy MacLean, husband and wife**, parties of the first part, and **John T. King and wife, Victoria King**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lots 14 & 15 and a 25 foot strip lying south of Lot 15 on the Plan of W.S. BRANSFORD'S Subdivision of Lots 35,36,37,42 and 43 Division A, as shown on plat of record in Plat Book 547, Page 133, in the Register's Office, Davidson County, Tennessee, described as follows:

Said Lots Nos. 14 and 15 and a 25-foot strip front 225 on the northeasterly margin of Belle Meade Boulevard and extend back 282.4 feet on the northerly line and 280 feet, more or less, on the southerly line to a dead line in the rear, measuring 225 feet thereon.

Being the same property conveyed to Bradley MacLean and Cindy MacLean by deed from Steve S. Dennison and Marilyn Dennison, recorded the 11th day of December, 1996 in Deed Book 10287, Page 139, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book **10287**, Page No.: **139** or Instrument No.: in said Register's office.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record: (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **116-14-102**
X Improved OR
Unimproved property located at: **512 Bell Meade Blvd., Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Bradley MacLean by Cindy MacLean. attorney in fact
Bradley MacLean

Cindy MacLean
Cindy MacLean

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared ~~**Bradley MacLean and**~~ **Cindy MacLean, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **May 24, 2004.**

Sharon R. Riney
Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **John T. King**

and Address: **512 Bell Meade Blvd.**
Nashville, TN 37205

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NBC Mortgage

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,420,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **May 24, 2004.**

Notary Public

My Commission Expires: 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of May, 2004, before me personally appeared Cindy MacLean, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bradley MacLean as his attorney in fact and acknowledged that he executed the same as the free act and deed of said Bradley MacLean.

Notary Public

My commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN