(1)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/09/04 13:27 2pgs
Fees:13.00 Taxes:684.50
20040609-0068305

W & I Ref:(_____) Title No: 45562
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Wesley King III Kelly Fair King 4202 Wyoming Ave. Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-04-082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185.000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debra J. Zelnio , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Wesley King III and spouse, Kelly Fair King** 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. 103 of Block 6 on the plan of Charlotte Park Company's First Addition to Nashville, of record in book 57, Page 103, Register's Office for said County.

Said Lot No. 103 fronts 50 feet on the northerly margin of Wyoming Avenue formerly 6th Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Debra J. Zelnio, a single person, by deed from Mary Hean Hamilton, a single person of record in Book 9327, Page 231 Register's Office for said County.

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 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 102 and 103, said Register's Office.

This is improved property, known as: 4202 Wyoming Ave., Nashville, Tennessee 37209

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 8th day of June, 2004.

Debra J. Zelnio

State of TENNESSEE
County of DAVIDSON

On this 8th day of June, 2004 , before me the undersigned authority, personally appeared Debra J. Zelnio , 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: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Sworn and subscribed before me this the 8th day of June, 2004

My Commission Expires: June 3, 2006

Notary Public