SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/04 12:31 2pgs
Fees:13.00 Taxes:517.63
20040630-0077707

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Tiffany Minor**
Address **4921 Alexis Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Kevin Lee King, An Unmarried Man** has this day bargained and sold, and does hereby transfer and convey unto **Tiffany Minor and husband, Ulysses Minor, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Oak Highlands, Section One, a Planned Unit Development, as of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Kevin Lee King, Unmarried, by deed from Hamid Yavari and wife, Mitra Rokni Yavari as Tenants by the Entirety, as of record in Book 11017, page 636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 04A Parcel 153

This is improved property known as: 4921 Alexis Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **22nd** day of **June, 2004**.

Kevin Lee King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Kevin Lee King** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **22nd** day of **June, 2004**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$139,900.00**

Affiant Dee Welch

Subscribed and sworn to before me, this the 22nd day of June,2004.

My commission expires:
5/24/05

Shirley A. Beesley
Notary Public - Register

SHIRLEY A. BEESLEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.