WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Timothy Wayne Schmitt, Jr.	Wells Fargo Bank, NA	MAP:130-7
4306 Harding Place		Parcel:42
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN TERRENCE KING AND WIFE, VICTORIA KING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TIMOTHY WAYNE SCHMITT, JR., AN UNMARRIED PERSON, AND MARTIN RUSSELL MCFARLAND, AN UNMARRIED PERSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4306 Harding Place, Nashville, TN 37205

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of June, 2004.

John Terrence King

John Terrence King

Victoria King

Victoria King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, John Terrence King and Victoria King, 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 Brentwood, Tennessee , this 30th day of June, 2004.

Notary Public

My Commission Expires: 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/02/04 15:43 2pgs
Fees:13.00 Taxes:1476.30

20040702-0079490

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the easterly 100 feet of the westerly 200 feet of Lot No. 191 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown as Lot No. 191-B on the Map of a Resubdivision of Parts of Royal Oaks, as of record in Book 974, pages 4 and 5, said Register's Office.

Said Lot No. 191-B fronts 100 feet on the northerly side of Harding Place and runs back between lines, 260 feet on the easterly line and 256.6 feet on the westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to John Terrence King and wife, Victoria King by Warranty Deed from William W. Hastings and wife, Tricia S. Hastings, of record in Instrument Number 200003210028764, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.