WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/10/04 10:58 2pgs
Fees:13.00 Taxes:693.75

20040810-0096429

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randolph King	AmSouth Bank	58-15-26
(NAME)	(NAME)	
4225 Drakes Court	2050 Parkway Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

American Consulting Corporation,

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

Randolph King and Artrie B. King, husband and wife,

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. 18 on the Plan of Royal Crest Subdivision, as of record in Book 3700, Page 86, Register's Office for said county, described as follows: Beginning on the westerly margin of Drakes Branch Road with the line between Lots Nos. 17 and 18, South 74 degrees 12' 45" West 223.40 feet to the common corners of Lots Nos. 16, 17, 18, and 19; thence with the line between Lots Nos. 18 and 19, South 220.41 feet to the northerly margin of Drake Court; thence with said Road, North 69 degrees 21" East 195.10 feet to the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.39 feet to the westerly margin of Drakes Branch Road; thence with said road North 176.46 feet to the beginning.

BEING the same property conveyed to Dale Hire by Deed of record in Instrument No. 20030530-0073145, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to American Consulting Corporation by Quitclaim Deed from Dale Hire of record in Book 20030530-0073146, said Register's Office. Dale Hire and Foster Hire are one and the same person.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 4225 Drakes Court, Nashville, TN 37218
(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 my hand this 6th day of August, 2004.

American Consulting Corporation

By: _____
Dale Hire, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Dale Hire, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of American Consulting Corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 6th day of August, 2004.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

