Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1359

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/04 15:15 2pgs
Fees:13.00 Taxes:273.80
20041001-0118778

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Rodney M. King, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Aaron Robert Gay and Jill Byrne Gay, Husband and wife 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 1 in a Horizontal Property Regime of First Revision, Bellevue Manor Condominiums of record in Plat Book 5200, Page 231, said Register's Office to which plan reference is made for a more complete description.

Being the same property conveyed to Rodney M. King by Warranty Deed dated March 4, 1998, of record in Book 10826, Page 230, Register's Office for Davidson County, Tennessee. Fran King, spouse of Rodney M. King, joins in this conveyance to convey any and all marital interest she may have in said property. Fran King is also known as Francisca A. King.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 110 Bellevue Road #1, Nashville TN 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 24th day of September, 2004

X Rodney M. King
Rodney M. King

X Francisca A King
Fran King, aka Francisca A. King

State of TN)
County of DAVIDSON)

* aka Francisca A. King

On this 24th day of September, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rodney M. King and Fran King*, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 74,000.00.

X Rodney M. King
Affiant

Sworn and subscribed before me on this the 24th day of September, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Aaron Robert Gay
110 Bellevue Road #1
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
142-15-A-1CO