Davidson County DEEDWARR
Recvd: 10/27/04 11:20 2pgs
Fees:13.00 Taxes:462.13

20041027-0129221

2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of October, 2004.

Notary Public

My Commission Expires: 11/4/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/4/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gloria E. King
1505 Beaus Way
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
051-15-0-C-028.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mallard Partners, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Gloria E. King, unmarried** hereinafter referred to as 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. 28, on the Final Plat of Section Two, Walton Oaks Subdivision, of record in Plat Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Mallard Partners, LLC by Quitclaim Deed from William H. Dorris and Robert B. Huffine of record in Instrument No. 20030926-0142809, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20010927-0104591, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4129, Page 903, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20001011-0110937, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1505 Beaus Way, Madison, Tennessee 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of October, 2004.

Mallard Partners, LLC
BY: _____
ITS: CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Dorris, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he executed the forgoing instrument for the purposes therein contained, and who further acknowledged he is the Chief Manager of Mallard Partners, LLC, a limited liability company, and that he is authorized by Mallard Partners, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 15th day of October, 2004.

_____
Notary Public

My Commission Expires: 11/2/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/08

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