WARRANTY DEED

G-CD-04-4308

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUBY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann King	Ann King (NAME)	
4308 A Colorado Avenue (ADDRESS)	3701 Central Ave. (ADDRESS)	103-4-241
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville TN 37205 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TROY A. NUNN AND WIFE, KIMBERLY K. NUNN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN KING, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST HALF OF LOT NO. 32 ON THE PLAN OF WEST END ANNEX, AS SUBDIVIDED BY SYLVAN PARK LAND COMPANY AS OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID EAST HALF OF LOT NO. 32 FRONTS 500 FEET ON THE NORTHERLY SIDE OF COLORADO AVENUE, FORMERLY 9TH STREET OF AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 162.9 FEET, MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TROY A. NUNN, AND KIMBERLY K. SONES, AS TENANTS BY THE ENTIRETY, WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM STEVEN T. MCCAULEY AND WIFE, NANCY E. MCCAULEY, RECORDED THE 25TH DAY OF APRIL, 2000 IN INSTRUMENT NO. 20000425-0041123, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Kimberly K. Sones and Kimberly K. Nunn are one and the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 61, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4308 A Colorado Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of November, 2004.

Troy A. Nunn

Kimberly K. Nunn

Davidson County DEEDWARR
Recvd: 12/06/04 13:34 2pgs
Fees:13.00 Taxes:638.25

20041206-0145066

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy A. Nunn and Kimberly K. Nunn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2004.

Notary Public

My Commission Expires: 1/26/05

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903