Davidson County DEEDWARR
Recvd: 12/20/04 11:13 2pgs
Fees:13.00 Taxes:481.00

20041220-0150900

This Instrument Was Prepared By:
A & R Title, and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Judith A. Bunner** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **William Allen King Married**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit: unmarried

Property located at 350 Bluegrass Avenue Madison, TN 37115 County of Davidson

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. 1, part of Lot No. 2 and part of a 2 foot reserved strip and an adjoining tract on the Plan of Andrew Jackson's Addition to Montaque Park, of record in Book 547, pages 83 and 84, Register's Office for Davidson County, Tennessee.

Said property fronts 142 feet on the northerly margin of Bluegrass Avenue and extends back on a broken line 164.40 feet on the easterly line and 142.8 feet on the westerly line to a dead line in the rear, measuring 116.7 feet thereon.

Being the same property conveyed to Judith A. Bunner by deed from Dorris Goad and wife, Ina Goad dated 8/31/99 filed of record in Book 11645, page 486, said Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, building setback lines, and any easements, which may be of record in the Register's Office for **Davidson** County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Judith A. Bunner

Judith A. Bunner

STATE OF ~~TENNESSEE~~ West Virginia
COUNTY OF Hancock

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Judith A. Bunner to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witnessed my hand and official seal this 15th day of December, 2004.

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
LIANNA L. WADE
AAA WEST PENN/WEST VIRGINIA/SOUTH CENTRAL OHIO
3126 WEST STREET
WEIRTON, WV 26062
My Commission Expires December 6, 2009

Lianna L Wade
Notary Public

My Commission Expires: 12/6/09

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

DOLORES E. MUELLER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires 7/28/07

Affiant

Sworn to and subscribed before me this 15th day of December, 2004

Dolores E Mueller
Notary Public

My Commission Expires: 7/28/07

Tax & Map No. 51 12 82

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
William Allen King
350 Bluegrass Avenue
Madison, TN 37115