THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20326B

MAP/GROUP/PARCEL:
074-00-0/031.00

NEW OWNER'S NAME AND ADDRESS:
NANCY M. MAY
2121 NEELYS BEND ROAD
MADISON, TN. 37115

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 04/28/05 15:21 2 pgs
Fees:13.00 Taxes:954.60
20050428-0047560

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CHARLES C. KING, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto NANCY M. MAY, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5 ON THE PLAN OF THE LANDS OF JAMES W. WRAY, DECEASED, AS OF RECORD IN MINUTE BOOK "J", PAGE 323, COUNTY COURT FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF NEELY'S BEND, SAID BEGINNING POINT BEING 398 FEET SOUTH OF THE SOUTHWEST CORNER OF NEELY'S BEND ROAD AND OVERTON LANE; THENCE SOUTH 88 DEG. E 543 FEET; THENCE SOUTH 400 FEET TO A POINT; THENCE WEST 544 FEET, MORE OR LESS, TO THE CENTER OF NEELY'S BEND ROAD; THENCE WITH THE CENTER OF SAID ROAD, NORTH 400 FEET TO THE POINT OF BEGINNING.

The subject property is commonly known as 2121 NEELYS BEND ROAD, Madison, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Instrument #20040323-0032741, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Charles C King

CHARLES C. KING

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHARLES C. KING, an unmarried man, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 22nd day of APRIL, 2005.

David Kimbrough

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
4-27-08

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $258,000.00.

Julie DeLoo

AFFIANT

Sworn to and subscribed before me, this the 22nd day of April 2005.

David Kimbrough

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4-27-08