Davidson County DEEDWARR
Recvd: 05/04/05 09:50 2 pgs
Fees:13.00 Taxes:684.50
20050504-0049768

***** DO NOT PUBLISH *****

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gary M. Carden	NEW OWNER	Map 161
5006 Mountainview Place		Group
Brentwood, TN 37027		Parcel 229

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William Stanley King and wife, Nancy King

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gary M. Carden

hereinafter called the 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, Tennesse being Lot No. 2 on the Plan of William Stanley King Subdivision of record in Plat Book 6250, Page 710, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to William Stanley King and wife, Nancy King by deed from Frances O. McGlockin, unmarried, of record in Book 6616, Page 73, dated July 25, 1985, Register's Office for said County.

INCLUDED BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

A tract of land in the Sixth (6th) Civil District of Davidson County, Tennessee, being part of Parcel 2 as shown on a survey made by J.L. Murphy, Jr., & Co., Surveyors, February 7, 1961, described as follows:

Beginning at a point, being the southeastern corner 25 feet from the centerline of Edmondson Pike; thence along western right-of-way line of Edmondson Pike N1 degrees 49'E for 181.05 feet to a point on the common property line of Parcels 229 and 26 on Map 161; thence along said property line N89 degrees 16'50"W for 5.00 feet to a point; thence S1 degrees 49'W for 180.73 feet to a point on the common property line of Parcels 229 and 27 on Map 161; thence S85 degrees 38'41"E for 5.00 feet to the point of beginning and containing therein an area of 904.28 square feet, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County by deed from William Stanley King and wife, Nancy King of record in Book 7230, Page 218, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 710, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 7389, Page 142 and Book 7650, Page 660; TVA Line Easement of record in Book 1149, Page 569 and Book 2440, Page 378; Water Line Easement of record in Book 6616, Page 81, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 5427 Edmondson Pike, Nashville, TN 37211

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 we do covenant with the said GRANTEES 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 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 our hands this 2nd day of May, 2005.

William Stanley King

Nancy King

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 Stanley King and wife, Nancy King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of May, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.