WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $70,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of June, 2005

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

Davidson County DEEDWARR
Recvd: 06/08/05 09:39 2 Pgs
Fees:13.00 Taxes:259.00
20050608-0065353

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark King	SAME	083-04-0-152.00
2134 Kidd Road		
Nolensville, Tn 37135		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ricky Eugene Federico and wife, Janet L. Federico**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark King and wife, JoAnne J. King**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 102 on the plan of Rosebank Park, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 102 fronts 110.0 feet on the northerly margin of of Pafford Drive and extends back 128.2 feet on the easterly line and 158.9 feet on the broken westerly line to a dead line in the rear, measuring 60.0 feet thereon.

Being the same property conveyed to Ricky Eugene Federico and wife, Janet L. Federico, by Installment Deed from Charles L. Blackwell, a single person, on December 20, 1991, of record in Book 8512, page 321, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 26, Register's Office Davidson County, Tennessee.

This is improved property known as: **2405 Pafford Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 3, 2005.

Ricky E. Federico

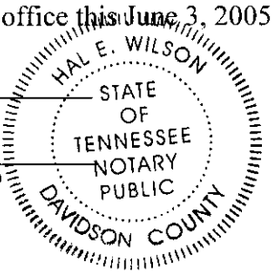
Janet L. Federico

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ricky Eugene Federico and wife, Janet L. Federico** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 3, 2005

My commission expires 9-22-07



Notary Public