THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24342-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2005. Notary Public My Commission Expires: July 30, 2005 NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Scott Sims Rhonda Sims 5317 Cherry Blossom Trail Nashville, TN 37215	NEW OWNER	Map No.145.14 Parcel No. 72.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack F. King, Jr. and wife, Kristie Grace King**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Sims and wife, Rhonda Sims** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5317 Cherry Blossom Trail, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2005.

Jack F. King, Jr. Kristie Grace King

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jack F. King, Jr. and wife, Kristie Grace 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, at office this 30th day of June, 2005.

Notary Public

My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/07/05 15:40 2 pgs
Fees:13.00 Taxes:2886.00

20050707-0078710

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of (Revised) Section XV Tyne Valley Estates, as of record in Plat Book 5200, page 288, revised in Plat Book 5200, page 297 and Plat Book 5200, page 338, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jack F. King, Jr., unmarried by deed dated February 2, 1990 from James S. Main and wife, Jane M. Main of record in Book 8039, page 307, Register's Office for Davidson County, Tennessee. Being further conveyed to Jack F. King, Jr. and wife, Kristie Grace King by quitclaim deed of record in Book 8090, page 231, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7267, page 73, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 288, revised in Book 5200, page 297 and Book 5200, page 338, Register's Office for Davidson County, Tennessee.