RETURN TO:
TRANSCONTINENTAL TITLE
6025 LEE HIGHWAY STE. 330
CHATTANOOGA, TN 37421

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

~~Return~~ to and mail tax statements to:
BRITTANY SMITH
3933 BRADLEY CT
ANTIOCH, TN 37013

Property Tax ID#: 148-14-0-145.00

Davidson County DEEDWARR
Recvd: 09/07/05 10:48 3 pg:
Fees:18.00 Taxes:453.25

20050907-0107312

WARRANTY DEED

This instrument, made and entered into on this the 2nd day of September, 2005, by and between RONALD KING, Married To, TYRA KING, Grantor, and BRITTANY SMITH, a single person, whose address is 3933 BRADLEY CT, ANTIOCH, TN 37013, Grantee.

Witnesseth:

That for and in consideration of the sum of $_____ and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"

PROPERTY ADDRESS:
3933 BRADLEY CT
ANTIOCH, TN 37013

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

RONALD KING

Printed Name

TYRA KING

Witness

Printed Name

STATE OF TN.

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, RONALD KING, Married To TYRA KING, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 2nd day of September, 2005.

Notary Public
My Commission Expires

TINA V. JAMAIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $122,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 2nd day of September, 2005.

Notary Public
My Commission Expires

TINA V. JAMAIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

EXHIBIT "A"

24-00050842

BEING LOT NO. 58 ON THE REVISED PLAN OF HAYWOOD FOREST, AS OF RECORD IN BOOK 5200, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD KING AND TYRA KING, BY WARRANTY DEED FROM MALVIN GRIMES, DATED FEBRUARY 17, 2000 AND RECORDED FEBRUARY 24, 2000 IN INSTRUMENT NO. 200002240018154, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.