WARRANTY DEED



Davidson County DEEDWARR
Recvd: 09/09/05 08:04 2 pg:
Fees:13.00 Taxes:350.76



20050909-0108407

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$94,800.00.**

Eula M. Davis
Affiant

Subscribed and sworn to before me, this the 13th day of July, 2005.

Sondra Kirby
Notary Public

My commission expires: 1/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ralph M. Davis **Eula M. Davis**	**Bank of America**	**083-04-0-152.00**
2405 Pafford Drive	**1400 Best Plaza Drive, Suite 101**	
Nashville, TN 37208	**Richmond, VA 23227**	

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,

Mark King and wife, JoAnne J. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ralph M. Davis and Eula M. Davis, husband and wife

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

BEING the same property conveyed to Mark King and wife, JoAnne J. King, by Warranty Deed from Ricky Eugene Federico and wife, Janet L. Federico, of record in Instrument No. 20050608-0065353, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of JoAnne J. King, pursuant to a Power of Attorney executed by same on the 15th day of August, 2005, of record in Instrument No 20050909-0108406**, Register's Office for Davidson County, Tennessee.**

This is Improved (X) unimproved (____) property, known as: **2405 Pafford Drive, Nashville, TN 37208**

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 my/our hand(s) this **13th** day of **July, 2005.**

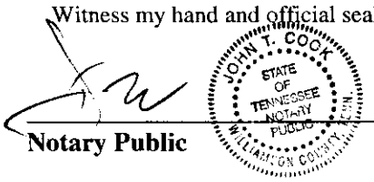
Mark King

JoAnne J. King by Mark King Atty in Fact
By: Mark King, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark King,** the bargainor, 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 Nashville, Tennessee, this **13th** day of **July, 2005.**



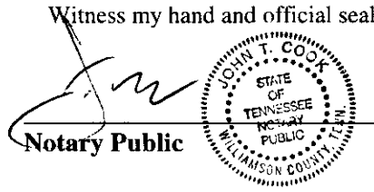
Notary Public

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Mark King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for JoAnne J. King, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said JoAnne J. King for the purpose therein contained, by signing the name of JoAnne J. King by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, **2005.**



Notary Public

My Commission Expires: 3/22/09