STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

x _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of September, 2005.

_____
Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/14/05 12:50 2 pgs
Fees:13.00 Taxes:888.00

20050914-0110597

ADDRESS NEW OWNER(S) AS FOLLOWS:
Daniel King Jr.
628 Magnolia Lane
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172-03-0-B-041.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric S. Griffin, and Wife, Cynthia J. Griffin hereinafter referred to as Grantors, hereby transfers and conveys to Daniel King Jr., and Wife, Thenia M. King hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 41, Phase 2, of the Plan of The Woodlands, as of record in Plat Book 6900, Page 635, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Eric S. Griffin and wife, Cynthia J. Griffin by Warranty Deed from J.S. Construction of record at Instrument No. 20010913-0099891, Register's Office for Davidson County, Tennessee dated August 29, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 6900, Page 635, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7334, Page 109 and Book 7408, Page 250 and Book 7516, Page 37 and Book 8454, Page 246 and Book 8464, Page 463 and Book

8622, Page 390 and Book 8634, Page 224 and Book 8643, Page 675 ; Register's Office of said County.

Common Area Dedication of record in Book 8472, Page 310; Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 628 Magnolia Lane, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 12th day of September, 2005.

Eric S. Griffin

Cynthia J. Griffin

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 Eric S. Griffin, and Wife, Cynthia J. Griffin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2005.

Notary Public

My Commission Expires: 11-7-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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