THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December, 2005. Notary Public MY COMMISSION EXPIRES: 1-26-09 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annette M. Roper	SunTrust Mortgage, Inc.	MAP 108-12
3245 Lakeford Drive	201 4th Ave. North, 7th Floor	PARCEL 92
Nashville, TN 37214	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph R. King and wife, Tanya R. King**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Annette M. Roper**

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. 57-B on the Plan of zone Lot Division, Lot 37, 57, East Lake Subdivision, Section VI, of record in plat book 5800, page 245, amended in Book 5200, page 579, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph R. King and Tanya R. Lockhart as joint tenants with the right of surviorship by deed from Kathy A. Lamb, unmarried of record in Book 11036, page 404, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3245 Lakeford Drive, Nashville, TN 37214.**

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 our hand(s) this the 29th day of December, 2005.

Joseph R. King

Tanya R. King

Davidson County DEEDWARR
Recvd: 12/30/05 12:48 2 pgs
Fees:13.00 Taxes:297.85
20051230-0156903

STATE OF TENNESSEE
Davidson County

On this 29 **day of** December, 2005 **personally appeared**

before me, TANYA R. KING,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

JOSEPH R. KING

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29 **day of** December, 2005

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My commission expires: 1-26-08

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tanya R. King** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of December, 2005.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission expires 1-26-08

Notary Public