WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of Jan., 2006

Notary Public

My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/30/06 12:46 2 pgs
Fees:13.00 Taxes:351.50
20060130-0011326

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cassie King	The CIT Group/Consumer Finance Inc. (TN)	043-09-0-122.00
1636 Stokley Lane	545 Marriott Drive Suite 610	
Old Hickory, TN 37138	Nashville, TN 37214	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Janice King Fulkerson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cassie King**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 on the plan of Woodlawn Estates, Block "E", of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 6 fronts 100 feet on the westerly margin of Delaware Avenue and Extends back 200 feet on the northerly and southerly lines to a dead line in the rear measuring 10 feet thereon.

Being the same property conveyed to Jerry L. King and wife, Janice K. King, by deed from Jerry Hannah and wife, Latricia Kay Hannah, on August 11, 1978, of record in Book 5329, page 157, Register's Office for Davidson County, Tennessee. And further conveyed to Janice K. King by Quitclaim Deed from Jerry L. King and wife, Janice K. King, on March 7, 1995 of record in Book 9617, page 284, said Register's Office. And further conveyed to Janice K. King Fulkerson and husband, Larry Dean Fulkerson, Jr. by Quitclaim Deed from Janice K. King on October 28, 1997 of record in Book 10675, page 659, said Register's Office. And further conveyed to Janice King Fulkerson, unmarried by Quitclaim Deed from Larry D. Fulkerson, Jr. on March 4, 1999 of record in Instrument Number 20000807-0077865, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $1,056.46 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 043-09-0-122.00.
- Subject to all matters as shown on the Plan of record in Book 843, page 82, Register's Office Davidson County, Tennessee.

This is improved property known as: **613 Delaware Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this January 27, 2006.

Janice K. Fulkerson

Janice K. Fulkerson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janice King Fulkerson, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 27, 2006

My commission expires 01-05-2010

Natalie Marsh
Notary Public

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY