This instrument is being conveyed pursuant to a Power of Attorney being recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 02/15/06 14:12 2 pg
Fees:13.00 Taxes:438.27

20060215-0018479

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$118,450.00
|x Michael Jason Davis
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|13th DAY OF FEBRUARY, 2006. Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

MY COMMISSION EXPIRES: JAN 26, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Jason Davis 213 Bonnaridge Dr. Hermitage, TN 37076	NEW OWNER	Map 75-13 Parcel 69

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,

John I. King, Jr. and Susan M. King, husband and wife, by and through Connie W. Bradshaw Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael Jason Davis, unmarried

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:

BEING LOT NO. 287 ON THE PLAN OF HERMITAGE HILLS, SECTION 2, OF RECORD IN BOOK 2900, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT; SAID DESCRIPTION BEING INCORPORATED HEREIN BY REFERENCE, THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

BEING THE SAME PROPERTY CONVEYED TO JOHN I. KING, JR. AND WIFE, SUSAN M. KING BY DEED FROM ROBERT G. LEE AND WIFE, MABEL LEE, DATED AUGUST 20, 1987, AND OF RECORD IN BOOK 7337, PAGE 370, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3096, Page 5, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 213 Bonnaridge Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 13th day of February, 2006.

John I. King, Jr. by Connie W. Bradshaw Attorney-in-Fact

Susan M. King by Connie W. Bradshaw 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 Connie W. Bradshaw, Attorney-in-Fact for John I. King, Jr. and Susan M. King, husband and wife, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf John I. King, Jr. and Susan M. King, husband and wife for the purposes therein contained.

WITNESS my hand and official seal this 13th day of February, 2006

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076