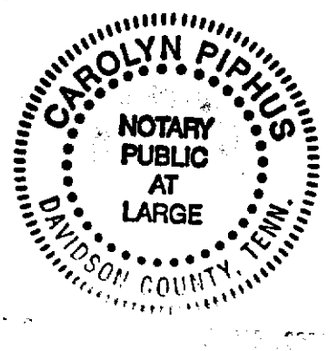
This instrument was prepared by:

Smith, Hirsch & Blackshear, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, which is greater, for this transfer is $116,000.00.

Arena K. Groves
Affiant

Subscribed and Sworn to before me, this 16th of March, 2006.

Notary Public

My Commission Expires: 7/21/2007

MAP-PARCEL# 163-05-O-B-105.00

The Name and Address of the new owners are:

Lenise Michelle Price
5170 Hickory Hollow Parkway, Unit# 214
Antioch, Tennessee 37017

MAIL TAX BILLS TO:

SAME

Davidson County DEEDWARR
Recvd: 03/17/06 10:23 3 pgs
Fees:18.00 Taxes:429.20

20060317-0030929

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between ARENA K. GROVES, AN UNMARRIED PERSON, JANIE R. KING, AN UNMARRIED PERSON and MINNIE K. SAUNDERS, AN UNMARRIED PERSON, and all being the heirs at law of Rubye A. King, hereinafter referred to as GRANTORS, and LENISE MICHELLE PRICE, AN UNMARRIED PERSON hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), Cash in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the GRANTEE, her successors, heirs and assigns all rights, title, interest, claim or demand of GRANTORS in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 105, as shown on the map entitled Phase II, Mill Park (formerly Hickory Hollow Townhomes) of record as Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rubye A. King by deed of record as Instrument No. 20020514-0059372, the said Rubye A. King having since died, leaving Arena K. Groves, Janie R. King and Minnie K. Saunders as her sole heirs at law. An Affidavit of Heirship is of record as instrument# 20060317003092 8 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Davidson County 2006 taxes, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Book 9700, page 538 and 539, said Register's Office; Matters shown on the Plan of record as Instrument No. 20000706-0066999, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10719, page 425, as amended in Book 11167, page 757, and as Instrument nos. 20010712-0074528 and 20011016-0112643, said Register's Office; and

4. Easement of record in Book 11378, page 991, said Register's Office.

This is improved property known as 5170 Hickory Hollow Parkway, Unit# 214, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, her successors, heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors, heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of March, 2006.

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

ARENA K. GROVES

JANIE R. KING

MINNIE K. SAUNDERS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, **Arena K. Groves,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 16th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/2007

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, **Janie R. King,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 16th day of March, 2006.

NOTARY PUBLIC

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/2007

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, **Minnie K. Saunders,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 16th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/2007

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007