WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/06 10:52 2 pgs
Fees:13.00 Taxes:647.50
20060320-0031559

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 16th day of March, 2006

Notary Public

My commission expires: March 21, 2009

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
VENTURE TITLE & ESCROW, INC., 3025 HWY. 31W WHITE HOUSE, TN 37188

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delores Devens **206 Dry Creek Pointe Ct** **Goodlettsville, TN 37072**	Same as Owner	**33-4B-5 CO**

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,

Larry D. King and wife, Beverly B. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Delores Devens

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. 5 on the Plan of Dry Creek Pointe, Section One, as of record in Plat Book 7900, page 737, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry D. King and Beverly B. King, as equal tenants in common, by deed dated 12/31/01 from William H. Dorris of record in Instrument No. 20011231-0145141, said Register's Office.

This conveyance is made subject to: (1) 2006 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9863, page 153, amended in Instrument No. 200007180070540; (3) Easements of record in Book 4472, page 271, Book 4805, page 797, and in Book 5083, page 272; and (4) All matters appearing on the Plan of record in Plat Book 7900, page 737, said Register's Office.

Unimproved ( )
This is improved (X) property known as **206 Dry Creek Pointe Ct, Goodlettsville, TN 37072**
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 hands this 16th day of March, 2006.

Larry D. King

Beverly B. King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. King and wife, Beverly B. King the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of March, 2006.

Commission Expires:_____

Notary Public

