WARRANTY DEED

JOHN WEBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $82,000.00.

Affiant

Subscribed and sworn to me on April 14, 2006

NOTARY PUBLIC

My Commission Expires: 1/23/2010

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 04/18/06 15:41 2 pgs
Fees:13.00 Taxes:303.40

20060418-0044461

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey C. King and wife, Tammy R. King 322 Harrison Street Nashville, TN 37211	SunTrust Mortgage Inc. 1001 Semmes Avenue Richmond, VA 23224	Map: 133-2 Parcel: 345

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Ellen Whitus, Executrix of the Estate of Mary Ernestine Hood, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeffrey C. King and wife, Tammy R. King, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 26 on the map of the McLester Addition to Nolen Heights, as of record in Book 421, Page 92, Register's Office for said County.

LOT No. 26 fronts 50 feet on the northerly side of Harrison Street, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Mary Ellen Handley a/k/a Mary Ellen Whitus, unmarried, by the will of Mary Ernestine Hood of record in Instrument No. 200602220020750, Register's Office for Davidson County, Tennessee. Mary Ernestine Hood, unmarried, died testate on March 13, 2005. The estate was probated in the Probate Court for Davidson County, Tennessee as case #05P-1184. The will was admitted into probate in the Court's Will Book as Volume #5926\ 2016696 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and

2. Matters shown on plan of record in Book 421, page 92, in the Register's Office for Davidson County, Tennessee; and

3. Affidavit of Heirship of record as Instument No. 200602220020751, Register's Office for Davidson County, Tennessee; and

4. Last Will and Testament of record as Instrument No. 200602220020750, Register's Office for Davidson County, Tennessee; and

5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 322 Harrison Street, Nashville, TN 37211

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land

in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wayne Sidler and Kenny Sidler join in this conveyance to transfer whatever interests in the property they may have. 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 on April 14, 2006.

Mary Ellen Whitus, Executrix and Trustee

Wayne Sidler, Trust Beneficiary

Kenny Sidler, Trust Beneficiary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 14, 2006, before me personally appeared Mary Ellen Whitus and Wayne Sidler, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 14, 2006.

NOTARY PUBLIC

My Commission Expires: 1/23/2010

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 13, 2006, before me personally appeared Kenny Sidler, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 13, 2006.

NOTARY PUBLIC

My Commission Expires: _____

SHIRLEY COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009