Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1142
183

Davidson County DEEDWARR
Recvd: 05/03/06 14:21 2 pgs
Fees:13.00 Taxes:1813.51
20060503-0051382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Deborah Ann Grooms, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Fiona P. King and James R. King, Jr., wife and husband, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot Nos. 87 & 87A on the Plan of Laurel Ridge, Section 4, of record in Book 3500, page 71, Register's Office for said County

Said Lot No. 87 fronts 185 feet along the northerly margin of Laurel Ridge Drive and runs back 300 feet on its westerly line and 300 feet on its easterly line to a line at the rear, measuring 185 feet thereon. Said lot No. 87-A fronts 201.29 feet along the irregularly curving southerly margin of Laurel Ridge Drive and runs back between converging lines 185 feet on its southerly line and 50 feet on its easterly line, to a point at the rear

Being the same property conveyed to Deborah Ann Grooms by Quiitclaim Deed from Roger Gerald Grooms, Jr., dated December 19, 1989, of record in Book 8007, page 718, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1876 Laurel Ridge Drive, Nashville TN, 37215-4809.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of April, 2006

Deborah Ann Grooms
Deborah Ann Grooms

State of Tennessee)
County of Davidson)

On this 28th day of April, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Deborah Ann Grooms, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 490,139.00.

X

Affiant

Sworn and subscribed before me on this the 28th day of April, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Fiona P. King

1876 Laurel Ridge Drive
Nashville, TN 37215-4809

RESPONSIBLE FOR TAX PAYMENT:
Countrywide Home Loans, Inc.

7105 Corporate Drive A285
Plano, TX 75024

TAX MAP-PARCEL #:
145100011.00 &
145000008