THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

SUMMEL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00.

Dee Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Ates | New Owner | MAP 127-00-0 |
| 8008 Highway 70 South | Davidson County DEEDWARR Recvd: 05/31/06 11:51 2 pgs Fees:13.00 Taxes:721.50 | PARCEL 047 |
| Nashville, TN 37221 | 20060531-0063761 | |
| (CITY) (STATE) (ZIP) | (CITY) (ZIP) | |

FOR AND 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, **Clayton E. King and wife, Wanda J. King**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Ates, unmarried and Veronica Vega, 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:

Land in Davidson County, Tennessee, being a small tract of land in the 9th, formerly the 14th Civil District of said County, being known as Lot No. 6 on the unrecorded Map of the Subdivision of Mrs. Agnes Hows Archey's Lands, and described according to a copy of a survey thereof, made by S. H. Hutchison dated July 23, 1956, as follows:

Beginning at a point in the center line of Old Buffalo Road, corner of Lots Nos. 6 and 7, being the northwesterly corner of the lot conveyed to Hillman George Snyder and wife, Shirley G. Snyder by deed of record in Book 2590, Page 63, Register's Office for said County; thence with the line between Lots Nos. 6 and 7 along Snyder's westerly line, South 45 deg. west 485.5 feet to the center of U. S. Highway 70 South; thence with the center line of same, North 39 deg. West 200 feet to a corner of Lot Nos. 5; thence with the line between Lot Nos. 5 and 6, North 45 deg. East 451.5 feet to the center of Old Buffalo Road; thence with the center line of the same, South 45 deg. 30' East 201 feet to the point of beginning, containing 1.99 acres, more or less, exclusive of roads.

Being the same property conveyed to Clayton E. King and wife, Wanda J. King by deed from John Thomas Hirsbrunner and wife, Charline S. Hirsbrunner of record in Book 3437, Page 567, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8008 Highway 70 South, Nashville, TN 37221.**

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 the 26th day of May, 2006.

Clayton E. King by Howard Wall, atty in fact
Clayton E. King by Howard Wall, Attorney-In-Fact

Wanda J. King by Howard Wall, atty in fact
Wanda J. King by Howard Wall, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

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 **Howard Wall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Clayton E. King**, as his Attorney in Fact, as the free act and deed of the within named **Clayton E. King**.

Witness my hand and official seal this the 26th day of May, 2006.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 **Howard Wall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Wanda J. King**, as her Attorney in Fact, as the free act and deed of the within named **Wanda J. King**.

Witness my hand and official seal this the 26th day of May, 2006.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE