WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $157,000.00.

Affiant

Subscribed and sworn to me on May 31, 2006

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 05/31/06 14:26 2 pgs
Fees:13.00 Taxes:580.90

20060531-0063936

THIS INSTRUMENT WAS PREPARED BY:

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey C. King PO Box 24783 Nashville, TN 37202	SunTrust Mortgage, Inc. RVW 5093 1001 Semmes Avenue Richmond, VA 23224	105-13-280

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, Joseph Frierson, 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:

All that certain piece or parcel of land situated in Davidson County, Tennessee, being Lot A on the Plan of Resubdivision of the Easterly part of lot 92 on the Map of Waverly Land Company's Waverly Place of record in Book 4715, page 45, Register's Office for said County.

Said Lot Fronts 65 ft. on the south margin of Douglas Avenue and runs back between parallel lines 165 ft. to a dead line in rear.

Being the same property conveyed to Joseph W. Frierson, by Warranty Deed dated July 20, 2001, from Mattie L. Anderson, of record in Instrument No. 20010731-0080806, Register's Office 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 974, page 64, in the Register's Office for Davidson County, Tennessee; and
3. 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 925 South Douglas Avenue, Nashville, TN 37204

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Angela R. Frierson, wife of Joseph Frierson, joins in this conveyance to transfer any marital interest she may have in the property.

WITNESS our hands on May 31, 2006.

Joseph W. Frierson

Angela R. Frierson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 31, 2006, before me personally appeared Joseph W. Frierson and Angela R. Frierson, 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 May 31, 2006.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE